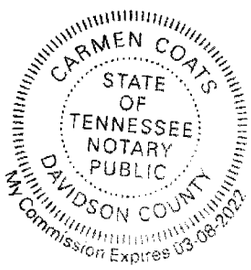
Karen Johnson Davidson County
Batch# 713807 DEEDWARR
09/13/2021 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20210913-0122162

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $440,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of September, 2021.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Martin Schoenleber, III Alison Galbraith	MOVEMENT MORTGAGE, LLC ~~New Owner(s)~~ C/O	072-04-0-306.00
1452 McAlpine Avenue	5024 CALVIN HALL ROAD	
Nashville, TN 37216	INDIAN LAND, SC 29707	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ASHLEY JACQUELINE SMITH, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARTIN SCHOENLEBER, III, UNMARRIED, AND ALISON GALBRAITH, UNMARRIED, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I: Being the easterly part of Lot 33 of Block "D" on the Map of Country Club Estates, as of record in Book 843, Page 95, Register's Office for said County, described as follows:

Beginning on the Northerly line of Lot No. 33 at the corner of Lots Nos. 5 and 32, said point being 175 feet East of the Easterly margin of Janie Avenue; thence with the line between Lots Nos. 5 and 33 Eastwardly 155.7 feet to the Northerly line of Lot No. 4; thence with the Northerly line of Lots Nos. 4 and 3 Southwestwardly 196.5 feet to the Southerly line of said Lot No. 33, said point being 185.7 feet East of the Easterly margin of Janie Avenue; thence Northwardly 100 feet, more or less, to the beginning.

Tract II: Being Lot No. 4 of Block "D" on the Map of Country Club Estates, of record in Book 843, Page 95, Register's Office for said County.

Said Lot No. 4 fronts 104 feet on the Westerly side of McGavock Avenue and runs back between lines with the Southwesterly margin of McAlpine Avenue, 172 feet on the Southwesterly line and 165 feet on the Northeasterly line to a dead line and measuring 104 feet thereon.

Included in the above described tract of land but excluded therefrom is the following tract of land:

Being the Easterly part of Lot No. 4 of Block "D" on the Map of Country Club Estates, as of record in Book 843, Page 95, Register's Office for said County, said part of Lot No. 4 is described as follows:

Beginning on the Northwesterly margin of McGavock Avenue at the corner of Lots No. 3 and 4; thence with the line between said two lots Northwestwardly 172 feet to the Southeasterly line of Lot No. 33; thence Northeastwardly 104 feet; more or less, to the Southwesterly margin of McAlpine Avenue; thence with said Avenue Southeastwardly 105 feet to the Northwesterly margin of McGavock Avenue; thence with said Avenue Southwestwardly 104 feet to the beginning.

Being the same property conveyed to Ashley Jacqueline Smith, a single woman by Warranty deed from Kelly Brandon, a single woman of record in Instrument No. 20170804-0079589 Register's Office for Davidson County, Tennessee, dated July 31, 2017 and recorded on August 04, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1452 McAlpine Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of September, 2021.

Ashley Jacqueline Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ashley Jacqueline Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of September, 2021.

Notary Public

My Commission Expires: 7.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 09/09/2021 ____ (date of document).

Affiant Signature

09/09/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 9th day of September, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025