Karen Johnson Davidson County
Batch# 735667 DEEDWARR
10/13/2021 01:17:48 PM 2 pgs
Fees: $13.00 Taxes: $1,591.00
20211013-0137718

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $ 430,000.00 Affiant Subscribed and sworn to before me, this the 30th day of September, 2021. Notary Public My commission expires: 07/09/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07.09.2024

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 14-SB-21-1014

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Drew Steen Evan Schmitt	New Owner(s)	072-02-0-124.00
1014 Hart Lane		
Nashville, TN 37216		

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, **MARCUS LUCIEN GARCEAU, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DREW STEEN, UNMARRIED AND EVAN SCHMITT, UNMARRIED, AS 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:

Land in Davidson County, Tennessee, being Lot No. 36, as shown on the map entitled the Plan of E. B. Craig's Subdivision of Crownover Property, of record in Book 894, pages 640 and 641, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot 36 fronts 50.0 feet on the Southerly side of Ben Allen Road, formerly Jere Baxter Avenue, and runs back between parallel lines 140.0 feet to a dead line.

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 28TH day of September, 2021.

Marcus Lucien Garceau

STATE OF RI
COUNTY OF PROVIDENCE

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Marcus Lucien Garceau, 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 28th day of September, 2021.

Notary Public

My Commission Expires: 6/29/25

Joseph A. Del Sesto
LICENSE NO. 75067
NOTARY PUBLIC
EXPIRES 6/29/2025
STATE OF RHODE ISLAND

6/29/25