Karen Johnson Davidson County
Batch# 749006 DEEDWARR
11/03/2021 01:41:30 PM 7 pgs
Fees: $38.00 Taxes: $943.87
20211103-0147299

Commitment Number: TN21104976 -AF

After Recording, Send To:

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170. File Number: TN21104976.

New Property Owner/Mail Tax Statements To:
Jeremy Schaffer and **Alan Schaffer**, 2815 Barclay Drive Nashville, TN 37203

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
094 03 0033.00

GENERAL WARRANTY DEED

Silver Birch III, a New York Limited Liability Company, hereinafter grantor, whose tax-mailing address is **2815 Barclay Drive, Nashville, TN 37203**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants, with general warranty covenants to **Jeremy Schaffer,** an unmarried man, and **Alan Schaffer**, a married man, as tenants in common, hereinafter grantees, whose tax mailing address is **2815 Barclay Drive, Nashville, TN 37203**, the following real property:

A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: LAND IN THE 15TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO; 216 ON THE PLAN OF FORTLAND PARK, SECTION I, AS OF RECORD IN BOOK 2663, PAGE 61, AMENDED IN BOOK 2799, 43, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.
Property Address is: 2815 Barclay Drive, Nashville, TN 37203

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument No. 20180111-0003859 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 094 03 0033.00

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 16 October, 2021:

Silver Birch III, a New York Limited Liability Company

By: Jacqueline Freda-Schaffer

Its: Sole Member

STATE OF New York
COUNTY OF Orange

The foregoing instrument was acknowledged before me on 16 October, 2021 by Jacqueline Freda-Schaffer its Sole Member on behalf of **Silver Birch III, a New York Limited Liability Company** who is personally known to me or has produced NYS Dr Lic as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Vanda Murray
Notary Public

VANDA MURRAY
NOTARY PUBLIC-STATE OF NEW YORK
No. 01MU6225906
Qualified in Orange County
My Commission Expires July 26, 2022

Maximum principal indebtedness for Tennessee recording tax purposes is $255,100.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

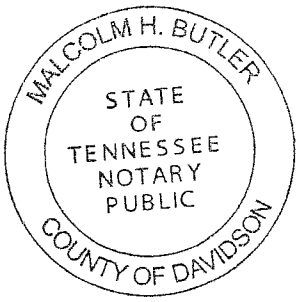
State of TN
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ *, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

* $255,100.00

Subscribed and sworn to before me

This 20 day of October, 20 21.



(Seal)

Jeremy Schaffer
Affiant

Print Name

Malcolm H. Butler
Notary Public

My commission expires:

7-9-2024

Malcolm H. Butler
Print Name

Maximum principal indebtedness for Tennessee recording tax purposes is $255,100.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of New York
County of Orange

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ *, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

*$255,100.00

Subscribed and sworn to before me

This 16 day of October, 2021.

VANDA MURRAY
NOTARY PUBLIC-STATE OF NEW YORK
No. 01MU6225906
Qualified in Orange County
My Commission Expires July 26, 2022

(Seal)

My commission expires:
7-26-2022

Affiant

Alan Schaffer
Print Name

Notary Public

Vanda Murray
Print Name

Maximum principal indebtedness for Tennessee recording tax purposes is $255,100.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of New York
County of Orange

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ * , which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

* $255,100.00

Subscribed and sworn to before me

This 16 day of October, 2021.

VANDA MURRAY
NOTARY PUBLIC-STATE OF NEW YORK
No. 01MU6225906
Qualified in Orange County
My Commission Expires July 26, 2022

Affiant

Jacqueline Freda-Schaffer
Print Name

(Seal)

Notary Public

My commission expires:
7-26-2022

Vanda Murray
Print Name

True Copy Certification
State of Tennessee

I, AARON AVERY, 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 June 22nd, 2021.

Affiant Signature

October 25, 2021
Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 25 day of October, 2021.

Notary's Signature Pamuela L. Wood

My Commission Expires: 2-7-2025

(seal)

Commonwealth of Pennsylvania - Notary Seal
PAMUELA L WOOD - Notary Public
Allegheny County
My Commission Expires February 7, 2025
Commission Number 1305462