WARRANTY DEED

Karen Johnson Davidson County
Batch# 754296 DEEDWARR
11/15/2021 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20211115-0151336

File No. BC-21-1638

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of November, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-3-2022

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Colin Schiller and Sherein Reddin	New Owner	
(NAME)	(NAME)	
1034 Iverson Avenue	2011 Greenwood Ave.	072-06-0-033.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **AdAstra Investments LLC, a Tennessee limited liability company** , HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Colin Schiller, unmarried and Sherein Reddin, unmarried**, HEREINAFTER CALLED THE GRANTEE, 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. 61 on the Map of Maynor Place, as of record in Book 843, Page 24, Register's Office for said County.

Said Lot No. 61 fronts 60 feet on the South side of Iverson Avenue and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to George D. Clayton and Garry R. Miller, Joints Tenants with the Right of Survivorship by Warranty Deed from Charles R. Kelley of record in Book 5324, Page 812, Register's Office for Davidson County, Tennessee, dated August 07, 1978 and recorded on August 14, 1978.

George D. Clayton is deceased, having died on or about June 24, 2017. The Estate of George Darrell Clayton having been filed in the Circuit Court of Davidson County, Tennessee Probate Division, Docket No. 17P1899.

Being the same property conveyed to AdAstra Investments, LLC, a limited liability company by Warranty deed from Garry R. Miller, an unmarried man of record in Instrument No. 20201109-0131884 Register's Office for Davidson County, Tennessee, dated October 26, 2020 and recorded on November 09, 2020.

This is property more commonly known as 1034 Iverson Avenue, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 8th day of November, 2021.

AdAstra Investments LLC, a Tennessee Limited Liability Company

By: _____
Michael Keith Burchyett,
Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Michael Keith Burchyett of the state and county mentioned, personally appeared Michael Keith Burchyett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Representative of AdAstra Investments LLC, the within named bargainor, a Limited Liability Company, and that such Michael Keith Burchyett as such Authorized Representative, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Representative.

Witness my hand and seal, at office in Nashville, TN, this 8th day of November, 2021.

_____
Notary Signature
My commission expires:_____

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 _____.

_____

Affiant Signature

_____

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

__ _____ day of _____, 2021.

_____

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON