Karen Johnson Davidson County
Batch# 763684 DEEDWARR
12/01/2021 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $2,355.70
20211201-0158473

**This instrument prepared by:**
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 636,676.00

Affiant Signature

Subscribed and sworn to before me on this the 19th Day of November 2021

Notary Public

My Commission expires 2/23/25

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**NAME AND ADDRESS OF PROPERTY OWNER:**
Michael Schiltz
1417B Meridian St,
Nashville, TN 37207

**SEND TAX BILLS TO:**
Michael Schiltz
1417B Meridian St,
Nashville, TN 37207

**MAP AND PARCEL NUMBER: Tax ID #: 07111020800**

# WARRANTY DEED

**21NT02834**

Effective the 19th Day of November 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

**Bancroft O'Quinn**

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Michael Schiltz, single man**

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

**The following described properties located in Davidson County, Tennessee, to-wit:**

**Land in Davidson County, Tennessee, being Lot No. 366 on the Plan of Highland Land Company's Subdivision of record in Plat Book 421, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property as conveyed to Bancroft O'Quinn by Quitclaim Deed from Bancroft O'Quinn dated 03/16/2018 recorded 03/22/2018 in Book na, Page na, as Document Number 20180322-0027295, Register's Office for Davidson County, Tennessee.**

**This is an improved property commonly known as: 1417B Meridian St, Nashville, TN 37207**

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 19 day of November 2021

**Bancroft O'Quinn**

State of }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Bancroft O'Quinn**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 2/23/25

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**Tennessee Certification of Electronic Document**

I, Kesha Herron 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 11-19-21 (date of document).

Kesha Herron
Affiant Signature

11-23-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19th of November, 2021.

CAROL B CHRISTIAN (SEAL) STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires 1/16/2024

Notary's Signature
My Commission Expires: Jan 16, 2024