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

Karen Johnson Davidson County
Batch# 764607 DEEDWARR
12/01/2021 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20211201-0159037

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 430,000.00

Affiant Signature

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

Notary Public

My Commission expires 2/28/24

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Jeremy Michael Hinrichs
701C Cleo Miller Dr, #C
Nashville, TN 37206

SEND TAX BILLS TO:
Jeremy Michael Hinrichs
701C Cleo Miller Dr, #C
Nashville, TN 37206

MAP AND PARCEL NUMBER: Tax ID #: 083050G00700CO

WARRANTY DEED

21NT02944

Effective the 19 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,

Michael Schiltz

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

Jeremy Michael Hinrichs, 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:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 701C of The Bailey@ West Eastland Condominium, and described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20161012-0108019, amended in Instrument Nos. 20161205-0127324, 20171212-0126735 and 20180410-0033826, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Subject to:

- **Taxes for 2018 and subsequent years a lien not yet due and payable.**
- **Subject to all matters shown on the Plans of record in Plat Book 7900, Page 194 and Instrument Nos. 20150917-0094668, 20161011-0107251 and 20161130-0125781, Register's Office for Davidson County, Tennessee.**
- **Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions for The Bailey @ West Eastland**

Condominium, recorded in Instrument No. 20161012-0108019, amended in Instrument Nos. 20161205-0127324, 20171212-0126735 and 20180410-0033826.

- **Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument No. 20150928-0098248.**
- **Easement Agreement of record in Instrument No. 20150707-0065711, Register's Office for Davidson County, Tennessee.**
- **Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20150622-0059578, Register's Office for Davidson County, Tennessee.**
- **Grant of Easement to Comcast of record in Instrument No. 20171127-0120864, Register's Office for Davidson County, Tennessee.**
- **Easements retained in Ordinance No. 58-287 closing Alley No. 1007, of record in Book 4522, Page 475, Register's Office for Davidson County, Tennessee.**
- **Easements retained in Ordinance No. 71-1403 closing portions of Alley Nos. 1001 and 1007, of record in Book 4522, Page 478, Register's Office for Davidson County, Tennessee.**
- **Rights of tenants, if any, under any unrecorded leases.**
- **All matters as shown on that survey prepared by J. Alan Cummings, TN RLS No. 2351, Crawford arid Cummings, PC Job No. 14-137, dated June 28, 2016**

Being the same property as conveyed to Michael Schiltz, a single man by Warranty Deed from Bailey & West Eastland LLC, a Tennessee Limited Liability dated 07/11/2018 recorded 07/16/2018 in Book na, Page na, as Document Number 20180716-0068856, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 701C Cleo Miller Dr, #C Nashville, TN 37206

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 19th day of November

Michael Schiltz

State of }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Michael Schiltz**, 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