WARRANTY DEED

LINDSAY M. BLAKELY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of December, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anat Schiff and Anthony Basile	Anat Schiff and Anthony Basile	103160F00700CO
(NAME)	(NAME)	
600 12th Avenue South, #1707	600 12th Avenue South, #1707	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 777043 **DEEDWARR**
12/20/2021 03:57:51 PM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20211220-0168097

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Carter Norvell and wife, Rebecca Norvell,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Anat Schiff and Anthony Basile, wife and husband,** hereinafter called the GRANTEES, 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 Unit G on the Plan of Wilson Place, as of record in Book 6200, Page 3, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Wilson Place, a Horizontal Property Regime established by Master Deed and By-Laws of record in Book 6268, Page 296, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carter Norvell and wife, Rebecca Norvell by deed dated April 18, 2019 from Summer Haven Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190502-0040771, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3841 Whitland Avenue, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

This conveyance is further subject to (1) Plat of record in Book 6200, Page 3, said R.O., (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and 6) other matters of public record..

Return to:
Lady Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File # H-BMR-21-3891

Witness my/our hands this 16th day of December, 2021.

Carter Norvell

Rebecca Norvell

State of Tennessee
County of Davidson

On this 16th day of December, 2021, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Carter Norvell and Rebecca Norvell, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 16th day of December, 2021.

Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

File No.: 21-Schiff

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN