Karen Johnson Davidson County
Batch# 785052 DEEDWARR
01/05/2022 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20220105-0002170

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

36804

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

DM-TAG-21-0541

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Logan L. Schlegel and Amanda Schlegel	**Fairway Mortgage**	
(NAME) **541 Lockwood Drive**	(NAME) **4201 Marsh Lane**	**107 04 0 004.00**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) **Carollton, TX 75007**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ISAAC BRATKOVICH, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LOGAN L. SCHLEGEL AND WIFE, AMANDA SCHLEGEL,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Being Lot No. 9 on the plan of Larkwood, as of record in Book 2900, Page 144, Registers Office for Davidson County, Tennessee, as described as Follows:

Said Lot No. 9, beginning at a point on the Westerly margin of lockwood drive, Common corner of Lots 9 and 10: thence with the line between said lots, 96.34 feet to the common corner of Lot No. 8, 9 and 20; thence with the line between Lots 8 and 9, Southerly 115 feet to a point in the Southerly margin of shacklett drive; thence Westerly 110.12 feet to a point; thence around a curve. Northwesterly 39.27 feet to a point in the Easterly margin of Lockwood drive; thence with same margin, Northerly 106 feet to the point of beginning.

Being the same property conveyed to Isaac Bratkovich, married, by Warranty Deed from Mary Delores Hines and Robert Wayne Hines, of record in Instrument No. 20210225-0023974, in the Register's Office of Davidson County, Tennessee, dated February 22, 2021 and recorded on February 25, 2021.

This conveyance is subject to:
- Property taxes for 2022 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Larkwood , as recorded in Plat Book 2900, Page(s) 144.
- Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3186, Page 181; Amended in Book 3339, Page 363 and Waiver of Subdivision Restrictions recorded in Book 7891, Page 527.
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 8197, Page 342.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **541 Lockwood Drive, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 30 DAY OF DECEMBER, 2021.

Isaac Bratkovich by C H-K attorney in fact
Isaac Bratkovich by Adam Jefferson as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ISAAC BRATKOVICH, and who acknowledged he/she/they executed the same as the free act and deed of the said ISAAC BRATKOVICH.

Witness my hand and official seal, this the 30th of December, 2021.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 12/30/21.

George E. Mudter, Jr.
Dated 12/30/21

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 12/30/21

My commission expires 10/2/2023

STACY L. THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023