Karen Johnson Davidson County
Batch# 809669 DEEDWARR
02/22/2022 03:51:30 PM 4 pgs
Fees: $23.00 Taxes: $2,405.00
20220222-0020226

# WARRANTY DEED

| | |
|---|---|
| THIS INSTRUMENT WAS PREPARED BY<br><br>Fidelity Residential Solutions<br>120 Longwater Drive Suite 106<br>Norwell, MA 02061<br>855642 6069-004348<br>Kathleen Shea | STATE OF TENNESSEE<br>COUNTY OF WILLIAMSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $650,000.00<br><br>Affiant<br>Subscribed and sworn to before me, this the 31 day of January, 2022.<br><br>Notary Public<br><br>My commission expires: 3/15/25<br>(Affix Seal) |

MADISON GONZALEZ NOTARY PUBLIC TENNESSEE NOTARY PUBLIC My Comm Exp. 3/15/2025 COUNTY OF WILLIAMSON

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
|---|---|
| NAME: Peter Schram and Alisa Raynor | NAME: New Owner |
| STREET ADDRESS: 1025B Elvira Avenue, Nashville, TN 37216 | STREET ADDRESS: |
| MAP & PARCEL NO.: 072-06-1G-002.00 | |

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kari Treasure and Ryan Hodgin, married to each other hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Peter Schram and Alisa Raynor, as joint tenants with right of survivorship, hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 1025B Elvira Avenue, Nashville, TN 37216

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 23 day of December, 2021.

x Kari Treasure

x Ryan Hodgin

State of Tennessee } ss
County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Kari Treasure, Single (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 23rd day of December, 2021.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

JASZMINE YOUNG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jazmine Young
Notary Public
My commission expires 01/03/2022

State of Tennessee } ss
County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Ryan Hodgin, Single (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 23rd day of December, 2021.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

JASZMINE YOUNG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jazmine Young
Notary Public
My commission expires 01/03/2022

# Exhibit A

Land in Davidson County, Tennessee, being Unit 1025B, Cottages at Ten Twenty Five Elvira, as shown in the Declaration of Covenants, Conditions and Restrictions for Cottages at Ten Twenty Five Elvira of record in Instrument Number 20160512-0047586, 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 a portion of the same property conveyed to Christopher Langston Nelmes and Rena Nicole Cairns, joint Tenants with rights of survivorship by Warranty deed from Boulevard Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170313-0024303, and Scrivener's Affidavit recorded in Instrument No. 20170418-0037750 Register's Office for Davidson County, Tennessee, dated March 08, 2017 and recorded on March 13, 2017. (Value or consideration as shown in aforementioned deed $380,000.00.)

Being the same property conveyed to Kari Treasure, an unmarried woman by Warranty deed from Christopher Langston Nelms and Rena Nicole Nelms, husband and wife of record in Instrument No. 20200728-0082761 Register's Office for Davidson County, Tennessee, dated July 16, 2020 and recorded on July 28, 2020. (Value of consideration shown in aforementioned deed $492,000.00.) Being also known as 1025B Elvira Avenue 1025B Nashville, Tennessee 37216.

# Certificate of Authenticity

I, Joshua A. Terry, 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 12/23/21.

Affiant Signature

2/1/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/1/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON