Karen Johnson Davidson County
Batch# 810554 DEEDWARR
02/24/2022 09:30:30 AM 2 pgs
Fees: $13.00 Taxes: $2,627.00
20220224-0020907

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-15719-SL

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $710,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of February, 2022.

Notary Public
My Commission Expires: _____

LESLIE C. LOUGHLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 3, 2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Adam Schmidler and Rosemary Johnson 1823 Tammany Drive Nashville, TN 37216	Canopy Mortgage LLC 360 Technology Ct. Ste. 200 Lindon, UT 84042	072-16-0J-001-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Misty Mitchell, a single woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Adam Schmidler and Rosemary Johnson, husband and wife**, hereinafter called the Grantee(s), his/her/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 A on the Plan of 1823 Tammany Drive, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20140917-0085448, amended in Instrument No. 20150212-0012876, 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 conveyed to Misty Mitchell, a single woman, by Warranty Deed from D218, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20150616-0057261, Register's Office for Davidson County, Tennessee, dated June 5, 2015 and recorded on June 16, 2015.

This is ☒ improved or ☐ unimproved property located at: **1823 Tammany Drive, Nashville, TN 37216.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 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.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of February, 2022.

GRANTOR:

Misty Mitchell

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Misty Mitchell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of February, 2022.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 1st day of February, 2022.

02/01/2022
Robert L. Scruggs, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 1st day of February, 2022.

Notary's Signature

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Commission Expires: January 10, 2023