Karen Johnson Davidson County
Batch# 813034 DEEDWARR
03/01/2022 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220301-0023194

Name and Address of New Owner:
Bethany Margaret Edwards
2510 Allenwood Drive
Nashville, TN 37207

Send Tax Bills To:
Cardinal Financial Company
PO Box 961292
Fort Worth, TX 76161-0292

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 072-01-0-029.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **John A. Schaefer and Rosemary L. Schaefer, Husband and Wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Bethany Margaret Edwards, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Shepardwood Subdivision, Section 1, of record in Plat Book 4175, Pages 82 and 83, 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 John Schaefer, a married man by Warranty Deed from Eric Sox, a married man, of record in Instrument No. 20040423-0046247, Register's Office for Davidson County, Tennessee, dated April 16, 2004 and recorded on April 23, 2004. (Value of consideration shown in aforementioned deed $68,000.00.)

Being the same property conveyed to John A. Schaefer and Rosemary L. Schaefer by Statutory Quitclaim Deed from John Schaefer of record in Instrument No. 20040624-0075200, Register's Office for Davidson County, Tennessee, dated June 16, 2004 and recorded on June 24, 2004.

This is improved property known as: 2510 Allenwood Dr., Nashville, TN 37207

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of February, 2022.

(SEAL)
John Schaefer

(SEAL)
Rosemary Schaefer

STATE OF OREGON
COUNTY OF Marion

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John Schaefer and Rosemary Schaefer, 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 this 16th day of February, 2022.

OFFICIAL STAMP
JULIE LOUISE HERSCHBACH
NOTARY PUBLIC - OREGON
COMMISSION NO. 1002578
MY COMMISSION EXPIRES AUGUST 03, 2024

Notary Public
My commission expires: 8-3-2024

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300.000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17th day of February, 2022.

Notary Public
My commission expires: 10/8/22

File No. GNT-21-1992

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 2.16.22 .

Affiant Signature

2.16.22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 16 day of Feb, 2022.

Notary Signature

My Commission Expires: 11/8/22

