WARRANTY DEED

Karen Johnson Davidson County
Batch# 817107 DEEDWARR
03/08/2022 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $4,366.00
20220308-0026065

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th DAY OF February, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachel Kevehazi-Schultz and Robert T. Schultz	New Owner	
(NAME) 1818B Shackleford Rd	(NAME)	131 03 2I 002.00
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DENNIS DERUELLE AND ERIN MARTIN DERUELLE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT SCHULTZ AND RACHEL A. KEVEHAZI-SCHULTZ, HUSBAND AND WIFE,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Homes at 1818 Shackleford, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1818 Shackleford, a Horizontal Property Regime, of record in Instrument No. 20200123-0008128 and Affidavit of Scrivener's Error recorded in Instrument No. 20200123-0008488, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Dennis Deruelle and Erin Martin Deruelle, husband and wife, by Warranty Deed from GardWill LLC, a Tennessee limited liability company and James P Goza, unmarried man, of record in Instrument No. 20210809-0107004, in the Register's Office of Davidson County, Tennessee, dated August 06, 2021 and recorded on August 09, 2021.

Being a part of the same property conveyed to GardWill LLC, a Tennessee limited liability company and James P. Goza, by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company, of record in Instrument No. 20200122-0007919, in the Register's Office of Davidson County, Tennessee, dated January 21, 2020 and recorded on January 22, 2020.

Being a part of the same property conveyed to Music City Financial, LLC, a Texas limited liability company, by Warranty Deed from Karen L. Clark, single, of record in Instrument No. 20200122-0007899, in the Register's Office of Davidson County, Tennessee, dated January 21, 2020 and recorded on January 22, 2020.

Being a part of the same property conveyed to Karen L. Clark, by Executor's Quitclaim Deed from Phillip L. Davidson, Executor of the Estate of Hunter Whitaker, of record in Instrument No. 20040505-0051100, in the Register's Office of Davidson County, Tennessee, dated April 30, 2004 and recorded on May 05, 2004.

Being a part of the same property conveyed to Hunter Whitaker and Wife, Nancy E. Whitaker, by Warranty Deed from Robert A. McCabe, Sr. and wife, Lula M. McCabe, of record in Book 2904, Page 285, in the Register's Office of Davidson County, Tennessee, dated May 04, 1959 and recorded on May 06, 1959. Nancy E. Whitaker having been divested out of her and into Hunter Whitaker by Final Decree of Divorce, Probate Court for Davidson County, Tennessee, No. 43623, entered November 02, 1965, a certified copy of said Final Decree of Divorce of record in Instrument No. 200405050050916, Register's Office for Davidson County, Tennessee. The said Hunter Whitaker having since died testate on December 29, 2003, leaving a last will and testament dated December 18, 2003, wherein his real property was devised and bequeathed to Karen L. Clark. Hunter Whitaker's estate was admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 04P-326, and his last will being in Will Book 5592, Page 1433002, said Clerk's Office. Further, the last will and testament of Hunter Whitaker having been recorded in Instrument No. 20040315-0029186, Register's Office

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1818B Shackleford Rd, Nashville, TN 37215
(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.

Witness my hand this 11th day of February, 2022

DENNIS DERUELLE

ERIN MARTIN DERUELLE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dennis Deruelle and Erin Martin Deruelle, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of February, 2022.

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Commission expires:

Notary Public

CERTIFICATE OF AUTHENTICITY

I, Rachel Minton, do hereby make oath that I am a licensed attorney and/or 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 February 11, 2022.

Rachel Minton
Affiant
Date: February 25, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 25th day of February 2022.

Lori Patterson
Notary Public

My Commission Expires: 11-5-2024

