Karen Johnson Davidson County
Batch# 831975 DEEDWARR
03/30/2022 02:33:43 PM 2 pgs
Fees: $13.00 Taxes: $2,275.50

20220330-0037061

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$615,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VERINA SCHAFER	new owner	**084-15-0-096.00**
(NAME)	(NAME)	
106 BLUE HILLS COURT	4858 W Pico Blvd Ste 253	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37214	Los Angeles, CA 90019	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, DAVID MICHAEL HOUSE AND CYNTHIA MASSEY HOUSE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VERINA SCHAFER, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND/OR 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 part of Lot No. 52 on the Plan of Section 1, Castlewood Estates, as of record in Book 2331, Page 72, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said real property.

Said Lot No. 52 fronts 100.0 feet on the west side of Blue Hills Court and runs back 229.5 feet on the north line and 230.2 feet on the south line to a broken line in the rear which borders on Briley Parkway, measuring 100.2 feet thereon.

Being the same property conveyed to David Michael House and wife, Cynthia Massey House, from Jane Porter Taylor and Jerolyn Ann MacDowell, by deed dated August 1, 1990, of record in Book 8168, Page 76, said Register's Office.

This conveyance is subject to matters shown on Plan of record in Book 2331, Page 72, and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **106 BLUE HILLS COURT, NASHVILLE, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

W-VRE-22-106

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 our hands this 25th day of March, 2022.

David Michael House, by [signature], his Atty in Fact

DAVID MICHAEL HOUSE
By: Sheila Tidwell, his Attorney in Fact

Cynthia Massey House, by [signature], her Atty in Fact

CYNTHIA MASSEY HOUSE
By: Sheila Tidwell, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of March, 2022, before me personally appeared **Sheila Tidwell, Attorney in Fact for David Michael House**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **David Michael House**, and who acknowledged that she executed the same as the free act and deed of **David Michael House**.

Witness my hand and official seal at office this 25th day of March, 2022.

My commission expires: **May 2, 2022**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

[signature]
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of March, 2022, before me personally appeared **Sheila Tidwell, Attorney in Fact for Cynthia Massey House**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Cynthia Massey House**, and who acknowledged that she executed the same as the free act and deed of **Cynthia Massey House**.

Witness my hand and official seal at office this 25th day of March, 2022.

My commission expires: **May 2, 2022**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

[signature]
Notary Public