Karen Johnson Davidson County
Batch# 835117 DEEDWARR
04/06/2022 08:53:30 AM 4 pgs
Fees: $23.00 Taxes: $6,130.90
20220406-0039568

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 2600 Dallas Parkway Suite 101 Frisco, TX 75034 855821 2021-32440 Leslie Wei	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $ $1,657,000.00 Affiant Subscribed and sworn to before me, this the 29th day of March, 2022 Beth Thomas Notary Public My commission expires: 10/2/2023 (Affix Seal)

BETH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 2, 2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Christopher Schlichter and Jie Ying Wu	NAME: Canopy Mortgage, LLC
STREET ADDRESS: 832 A Clayton Ave. Nashville, TN 37204	STREET ADDRESS: 360 Technology Court CT, Suite 200, Lindon, UT 84072
MAP & PARCEL NO.: 118-06-0Q-001.00-CO	

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, Brent M. Fitzgerald and Stephen Osborn, married to each other hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Christopher Schlichter and Jie Ying Wu, Husband and Wife

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:

Land in Davidson County, Tennessee, being Lot Unit A, HOMES AT 832 CLAYTON AVENUE, as established by Declaration of Covenants, Conditions and Restrictions, as shown on plat of record in Instrument No. 20160506-0045151, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This is improved property known as: 832A Clayton Avenue, Nashville, TN 37204

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 27 day of December, 2021.

X _____
Brent M. Fitzgerald

X _____
Stephen Osborn

State of TN } ss
County of DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Brent M. Fitzgerald, MARRIED (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 27 day of DEC, 2021.

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

ROBERT A MULLINS STATE OF TENNESSEE NOTARY PUBLIC Exp. Mar. 7, 2023 DAVIDSON COUNTY

_____
Notary Public
My commission expires 3.7.23

State of TN } ss
County of DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Stephen Osborn, MARRIED (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 27 day of DEC, 2021.

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

ROBERT A MULLINS STATE OF TENNESSEE NOTARY PUBLIC Exp. Mar. 7, 2023 DAVIDSON COUNTY

_____
Notary Public
My commission expires 3.7.23

EXHIBIT "A"
Property Description

Land in Davidson County, Tennessee, being Lot Unit A, HOMES AT 832 CLAYTON AVENUE, as established by Declaration of Covenants, Conditions and Restrictions, as shown on plat of record in Instrument No. 20160506-0045151, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brent M. Fitzgerald and Stephen Osborn, married by Deed dated April 24, 2017 from Magness Group, Inc., recorded April 25, 2017, in Instrument Number 20170425-0040316, in the Official Records of Davidson County, Tennessee.

Certificate of Authenticity

I, Nick Harris, 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 3/29/2022.

Date

Affiant Signature

3/29/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of March, 20 22.

Notary's Signature

My Commission Expires: 3.7.23
Date

Notary's Seal (if on paper)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY