# WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

W-VRES-22-905

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $281,550.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ASHLEY SCHAD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Mahima Giri and Paul Bohak** | Mahima Giri | |
| (NAME) **905 Ridgewest** | (NAME) 890 Hidden Valley Rd, #606, Bozeman, MT 59718 | **074-04-0-092.00** |
| (ADDRESS) **Hermitage, TN 37076** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICK W. SCHANZENBACHER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MAHIMA GIRI AND PAUL BOHAK, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Hermitage Hills, Section Twelve of record in Plat Book 4675, Page 125, 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 Patrick W. Schanzenbacher, a single man by Warranty Deed from Estate of Arnold Gibson, Jr. of record in Instrument No. 20200724-0081719 Register's Office for Davidson County, Tennessee, dated July 21, 2020 and recorded on July 24, 2020.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 4675, Page 125, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4820, Page 611, amended in Book 4960, Page 506 and Book 4969, Page 667, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenants for Detached Structure of record in Instrument Number 20010731-0081134, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **905 Ridgewest, Hermitage, Tennessee 37076**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 840492 **DEEDWARR**
04/18/2022 11:25:19 AM 2 pgs
Fees: $13.00 Taxes: $1,041.74

20220418-0044191

Witness my/our hand(s) this the 14th DAY OF APRIL, 2022.

Patrick W. Schanzenbacher by John Gleaves
Attorney in Fact

Breanne Lange by John Gleaves
Attorney in Fact

Breanne Lange, spouse of Patrick W. Schanzenbacher, hereby joins in this conveyance and does transfer and convey any and all marital interest Breanne Lange may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PATRICK W. SCHANZENBACHER, and who acknowledged he/she/they executed the same as the free act and deed of the said PATRICK W. SCHANZENBACHER.

Witness my hand and official seal, this the 14th of April, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BREANNE LANGE, and who acknowledged he/she/they executed the same as the free act and deed of the said BREANNE LANGE.

Witness my hand and official seal, this the 14th of April, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

**RETURN TO:**
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