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

WARRANTY DEED

Karen Johnson Davidson County
Batch# 845815 DEEDWARR
04/26/2022 12:03:32 PM 2 pgs
Fees: $13.00 Taxes: $14,060.00

20220426-0047941

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,800,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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

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

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P22-4438-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
WHITNEY HART SCHICKLING AND CHRISTOPER BRIAN SCHICKLING	NEW OWNER	116-11-0-069.00
(NAME)	(NAME)	
315 Walnut Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Million Eight Hundred Thousand And No/100 Dollars ($3,800,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, TIMOTHY JOHN RUPERT AND WIFE, KATHRYN KISSEL RUPERT, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WHITNEY HART SCHICKLING AND CHRISTOPHER BRIAN SCHICKLING, WIFE AND HUSBAND, 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Bartholomew Subdivision of record in Book 6250, Page 478, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of the property.

Being the same property conveyed to Timothy John Rupert and Kathryn Kissel Rupert, husband and wife by Warranty Deed from Julie Boos, Trustee of the 315 Walnut Drive Trust dated June 19, 2017 of record in Instrument No. 20190621-0059998 Register's Office for Davidson County, Tennessee, dated June 20, 2019 and recorded on June 21, 2019.

unimproved ☐
This is improved ☒ property, known as 315 Walnut Drive, Nashville, TN 37205
(House No.) (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 our hands this 25th day of April, 2022.

Timothy John Rupert

Timothy John Rupert

Kathryn Kissel Rupert

Kathryn Kissel Rupert

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 Timothy John Rupert and Kathryn Kissel Rupert, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand this 25th day of April, 2022., 2022.

Notary Public

My Commission Expires: Jan 8 2024

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE