Karen Johnson Davidson County
Batch# 847891 DEEDWARR
04/29/2022 08:30:30 AM 4 pgs
Fees: $23.00 Taxes: $2,405.00
20220429-0049516

Prepared By & Return To:
Tennessee Title Services LLC-Mt. Juli
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-22-1634

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of April, 2022

Notary Public

Commission Expires: _____

MEGAN DUPRIEST
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
5/24/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
David H. Schindler and Christina Schindler 1618 B Northview Avenue Nashville, TN 37216	Wesley Mortgage, LLC 9009 Carothers Parkway Franklin, TN 37067	072-10-0C-002.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Elefante Investments, LLC Northview Series, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David H. Schindler and Christina Schindler, 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:

Being Unit B, of the Homes at 1618 Northview Avenue, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1618 Northview Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20140513-0041113, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael Elefante and Jillian C. Wozniak by Warranty deed from Amber R. Terrell, an unmarried woman and Ramin Ettehad, an unmarried man of record in Instrument No. 20181105-0109482 Register's Office for

Davidson County, Tennessee, dated October 29, 2018 and recorded on November 05, 2018.

Being the same property conveyed to Michael L. Elefante and Jillian C. Elefante, husband and wife by Quitclaim deed from Michael Elefante and Jillian C. Wozniak of record in Instrument No. 20200908-0101744 Register's Office for Davidson County, Tennessee, dated February 25, 2020 and recorded on September 08, 2020.

Being the same property conveyed to Elefante Investments, LLC Northview Series, a Tennessee Limited Liability Company by Quitclaim deed from Michael L. Elefante and Jillian C. Elefante, husband and wife of record in Instrument No. 20210715-0095379 Register's Office for Davidson County, Tennessee, dated July 08, 2021 and recorded on July 15, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 1618 B Northview Avenue, Nashville, TN 37216

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 so 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.

Dated this the 18th day of April, 2022.

Elefante Investments, LLC Northview Series, a Tennessee Limited Liability Company

By: _____, Member
Michael Elefante, Member

By: _____, Member
Jill Elefante, Member

STATE OF TENNESSEE)

COUNTY OF RUTHERFORD)

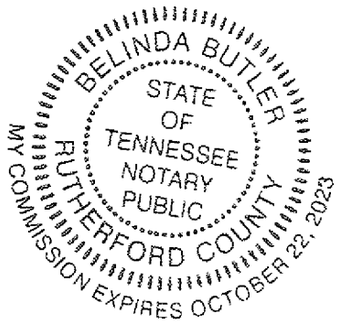
Before me, the undersigned notary, of the state and county mentioned, personally appeared Michael Elefante and Jill Elefante, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Elefante Investments, LLC Northview Series, a Tennessee Limited Liability Company, the within named bargainor, a Limited Liability Company, and that such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability company, as Member.

Witness my hand and seal, at office in Murfreesoro, TN this 18th day of April, 2022.

Notary Signature

Printed Name: Belinda Butler

My commission expires: 10-22-23



Certificate of Authenticity

I, Joshua A. Terry, 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 4/18/22.

Affiant Signature

4/21/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/21/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON