(1)

Warranty Deed

Karen Johnson Davidson County
Batch# 848102 DEEDWARR
04/29/2022 10:25:21 AM 2 pgs
Fees: $13.00 Taxes: $2,042.40

20220429-0049828

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $552,000.00.

Affiant

Subscribed and sworn to before me, ~~this~~ the 27th day of April, 2022.

Notary Public

My commission expires: 01-06-25

STATE OF TENNESSEE NOTARY PUBLIC GEORGETTE R. KENNEDY DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Daniel J. Kleiser and Debra Yvette Decray - Kleiser	Legacy Home Loans	082-08-0-128.00
189 Colt Ave.	4004 Hillsboro Pike Suite 216B	
Thousand Oaks, CA 91361	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHARLES CHRISTIAN SHOEMAKER, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL J. KLEISER AND DEBRA YVETTE DECRAY-KLEISER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the northerly part of Lot No. 12 on the Map of J.R.Loves's Subdivision of Massengale Tract, as of record in Book 547, page 4, Register's Office for Davidson County, Tennessee. Said part of Lot No. 12 fronts 50 feet on the southerly side of West Eastland Avenue, formerly Cleveland Street, and extends back between lines, 167 feet more or less, to the northerly boundary line of the property conveyed to the Nashville Housing Authority, by deed of record in Book 3615, page 601, and measures 50 feet thereon.

Being the same property conveyed to Charles Christian Shoemaker by Warranty deed from Jessee E. Parrish, Jr of record in Instrument No. 20180518-0047783 Register's Office for Davidson County, Tennessee, dated 190,000.00 and recorded on May 18, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 916 West Eastland Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of April, 2022.

Charles Christian Shoemaker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Charles Christian Shoemaker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of April, 2022.

Notary Public

My Commission Expires: 3/3/25

