Karen Johnson
Batch# 849015 **DEEDWARR**
05/02/2022 11:10:10 AM 2 pgs
Fees: $13.00 Taxes: $2,238.50

20220502-0050604

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 01-06-25
(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Y-BMR-22-2349

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)
Christopher Estes and Megan Rogers	LoanDepot.com LLC	
(NAME)	(NAME)	180-04-0A-161.00-CO
2349 Forest Lake Drive	P.O. Box 5710	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Chicago, IL 60680-5681	
(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, **MATT SCHELICH AND BRITTNEY SCHELICH, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER ESTES, AN UNMARRIED MAN, AND MEGAN ROGERS, AN UNMARRIED WOMAN, TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP**, 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. 100 on the Plan of Section Five, Highland Creek of record in Plat at Instrument No. 200409150111296, 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 Matt Schelich by Warranty deed from Grand Developers, LLC of record in Instrument No. 20070319-0032640 Register's Office for Davidson County, Tennessee, dated March 16, 2007 and recorded on March 19, 2007.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20040915-0111296, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11568, Page 311, as supplemented in Instrument No. 200004130037474, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11568, Page 301, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA for Open Space of record in Instrument Number 20031014-0151693, Instrument No. 20041229-0153516 and Instrument No. 20080813-0083149, the Register's Office for Davidson County, Tennessee.
- Maintenance Easement Agreement of record in Instrument Number 200006220062243, in the Register's Office for Davidson County, Tennessee.
- Easement for Ingress and Egress of record in Book 5266, Page 40, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer of record in Book 10419, Page 470, Book 10419, Page 504, Book 10419, Page 516 and Book 10316, Page 569, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary and/or Storm Drainage as set forth in instrument of record in Book 10569, Page 732, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 11338, Page 738, 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: **2349 Forest Lake Drive, Nashville, Tennessee 37211**.

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.

Witness my/our hand(s) this the 29th DAY OF APRIL, 2022.

Matt Schelich

Brittney Schelich

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 29th of April, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 29th of April, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY