THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 852177 DEEDWARR
05/09/2022 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20220509-0052722

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Robert Schwartz and Claira Schwartz 903 Maynor Avenue, A Nashville, TN 37216	New Owners	072-06-1N-001.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Brian J. Foley**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Claira Schwartz, a single woman and Robert Schwartz, a married man, as tenants in common,** hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee and being all of **Unit A**, as shown on the Declaration of covenants, Conditions and Restrictions for 903 Maynor Avenue, a Horizontal Property Regime with Private Elements, as recorded in Instrument No. 20180816-0081372, in the Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Bryan J. Foley, a married man, by Warranty Deed from Ryan Paige, an unmarried man, filed on 10/16/2018, at Instrument No. 20181016-0102390, Davidson County Register of Deeds; being further conveyed to conveyed to Brian J. Foley by Quitclaim Deed from Karen Lavender and Robyn Morshead, dated 11/25/2020 and recorded 01/05/2021, of record in Instrument 20210105-0002051, Register's Office for Davidson County, Tennessee.

This is property commonly known as 903 Maynor Avenue, A, Nashville, TN 37216
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand, this 4/14 **day of April, 2022:**

Brian J. Foley

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brian J. Foley,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of April, 2022:

Notary Public

My Commission Expires: 6.13.22

STATE OF TENNESSEE

COUNTY OF Williamson

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$340,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 18th DAY OF April, 2022.

Notary Public

My Commission Expires: 5.14.25

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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, 2022.

Affiant
Date: 4-29, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 29 day of April 2022.

Notary Public

My Commission Expires: 5/5/2025

