Karen Johnson Davidson County
Batch# 854252 DEEDWARR
05/12/2022 11:52:30 AM 4 pgs
Fees: $23.00 Taxes: $2,943.35
20220512-0054783

WARRANTY DEED

JAMIE J OSBORN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $795,500.00.

Affiant

SUBSCRIBED AND SWORN TO ME ON 29TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 03/03/2025

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 1943

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP PARCEL
Kimberly Jo Schulz, Robert Andrew Schulz, Craig Michael Allin and Jake Robert Schulz	MOUSMENT MORTGAGE, LLC	072-06-0W-004.00 CO
102 Casper Avenue	8024 CALVIN HALL RD.	
Nashville, TN 37216	INDIAN LAND, SC 29707	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SANTHOSH DASARI AND DORA MANJULA DASARI, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

KIMBERLY JO SCHULZ, A MARRIED WOMAN, ROBERT ANDREW SCHULZ, A MARRIED MAN, CRAIG MICHAEL ALLIN, A MARRIED MAN AND JAKE ROBERT SCHULZ, A SINGLE MAN, AS TENANTS IN COMMON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 4, East Trinity Townhomes, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for East Trinity Townhomes, of record in Instrument No 20160127-0007967, and amended in Instrument No. 20170419-0038555 and Instrument No. 20170515-0048179, 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 Santhosh Dasari and Dora Manjula Dasari, husband and wife, by Warranty Deed from CJ Trinity Lane Partners, LLC, a Tennessee Limited Liability Company, dated November 30, 2017, recorded on December 4, 2017, in Instrument No. 20171204-0123449, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

2. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument No. 20160127-0007967, amended in Instrument No. 20170419-0038555 and Instrument No. 20170515-0048179, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

3. Articles of Incorporation/Charter of record in Instrument No. 20160914-0096859, said Register's Office.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160128-0008185, said Register's Office.

This is improved property known as 102 Casper 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 GRANTEE(S), their heirs and/or 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/or 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/my hand on the 28th day of April, 2022.

Santhosh Dasari

Witness our/my hand on the 28TH day of April, 2022.

Dora Manjula Dasari

STATE OF Texas

COUNTY OF Denton

Personally appeared before me, the undersigned, a Notary Public in and for said county and state Santhosh Dasari, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand and official seal this 12th day of April 2022.

Notary Public
My Commission expires: 02/15/24

JERRY KNOX
Notary ID #128884787
My Commission Expires
February 15, 2024

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state Dora Manjula Dasari, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand and official seal this 28th day of April 2022.

Notary Public
My Commission expires: 9/30/24

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 April 28TH, 2022.

Affiant Signature

04/28/2022
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 28TH day of April, 2022.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY