Karen Johnson Davidson County
Batch# 861589 DEEDWARR
05/24/2022 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20220524-0060120

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-1574

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17th day of May, 2022

Notary Public

Commission Expires: 01/06/2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Amy Atkinson 2835 Bronte Avenue Nashville, TN 37216	Same As New Owner	072-10-0-123.00

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,

Jordan A. Schauer, unmarried

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

Amy Atkinson, a single woman

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:

Real estate located in the 11th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Bronte Avenue, 247 feet south of the south margin of Litton Avenue; thence westerly at right angles 117 feet more or less to a point; thence southerly 50 feet to the northwest corner of the property conveyed to G. C. Duncan by Deed of record in Book 1025, page 109, Register's Office for said county; thence along Duncan's northerly line easterly 117 feet to the westerly margin of Bronte Avenue; thence with the margin of the same, northerly 50 feet to the point of beginning.

Being the same property conveyed to Jordan A. Schauer, unmarried, by Warranty Deed

from Paul A. Thacker and Lisa A. Thacker, husband and wife, of record in Instrument No. 20190503-0041532 Register's Office for Davidson County, Tennessee, dated April 30, 2019 and recorded on May 3, 2019.

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: 2835 Bronte 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 17th day of May, 2022.

Jordan A. Schauer

Jordan A. Schauer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of May, 2022, before me personally appeared Jordan A. Schauer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of May, 2022.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02-22-2026
WILLIAMSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

WARRANTY DEED

Certificate of Authenticity

I, Beth Cooper, 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 **May 17, 2022**.

Affiant Signature

May 17, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

17th day of **May**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

