THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220440834

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $565,000.00.

Catherine Clearwaters
Affiant

Subscribed and sworn to before me, this 27th day of May, 2022.

Notary Public
My Commission Expires: 9-2-24

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

Karen Johnson Davidson County
Batch# 864690 **DEEDWARR**
05/31/2022 10:32:29 AM 2 pgs
Fees: $13.00 Taxes: $2,090.50

20220531-0062390

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Shawn Y. White and Brenda White, and Richard White 234 Windsor Terrace Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 143-01-0B-234.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew L. Schwarcz and Cristi L. Schwarcz, Co-Executors of the Estate of Sandra Streiffer Schwarcz** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Shawn Yvette White, an unmarried woman and Brenda Kay White, an unmarried woman and Richard Lee White, a married man**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 234 together with the appurtenant interest in the common elements of Windsor Terrace Condominiums, Phase 5, a horizontal property regime established by Master Deed of record in Book 7150, Page 921, and as amended in Book 7436, Page 667, re-recorded in Book 7464, Page 297 and further amended in Book 7661, Page 40, Book 7729, Page 206, Book 7980, Page 717 and Instrument No. 20000811-0079911, Register's Office for Davidson County, Tennessee, said unit being depicted on the condominium site plan of record as Exhibit " A " to the amendment of said Master Deed of record in Instrument No. 20000811-0079911 and also of record in Book 11190, Page 93, said Register's Office.

Being the same property conveyed to SANDRA S. SCHWARCZ, by deed from GIANIKAS CONTRACTORS, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20011227-0142748 , dated December 21, 2001 , said Register's Office.

SANDRA S. SCHWARCZ AKA SANDRA STREIFFER SCHWARCZ died on or about April 12, 2021. Her Will, being filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Case No. 21P1294, directed the subject property to be administered as part of her estate under the control of her Co-Executors, ANDREW L. SCHWARCZ and CRISTI L. SCHWARCZ.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 143-01-0B-234.00 CO.

Matters shown on the Plan of record in Book 11190 , Page 93 , said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the Master Deed (and By-Laws) for Windsor Terrace Condominiums of record in Book 7150, Page 921, amended in Book 7436, Page 667, re-record in Book 7464, Page 297, amended in Book

7661, Page 40, Book 7729, page 206, Book 7980, Page 717, and in Instrument No. 20000811-0079911, said Register's Office.

Storm Water Detention Agreement of record in Book 6680, Page 517, said Register's Office.

This is improved property located at 234 Windsor Terrace Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of May, 2022.

The Estate of Sandra Streiffer Schwarcz

By: Andrew L. Schwarcz, Co-Executor

By: Cristi L. Schwarcz, Co-Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew L. Schwarcz, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that he is a Co-Executor of the Estate of Sandra Streiffer Schwarcz, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of May, 2022.

Notary Public

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

My Commission Expires: _____

STATE OF Virginia)
COUNTY OF Arlington County)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cristi L. Schwarcz, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is a Co-Executor of the Estate of Sandra Streiffer Schwarcz, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this ~~27th~~ 25th day of May, 2022.

Notary Public

KEISHA LYNN MCGEE
Notary Public
Commonwealth of Virginia
Registration No. 7882204
My Commission Expires Mar 31, 2024

My Commission Expires: March 31, 2024

Notary Registration No: 7882204