Karen Johnson Davidson County
Batch# 866908 DEEDWARR
06/03/2022 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20220603-0064085

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $850,000.00

Affiant

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

Notary Public
My commission expires:

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Naftali Presser and Crystal M. Presser	Arvest Bank	102-14-0-015
1217 Davidson Road	P.O. Box 579	
Nashville, TN 37205	Lowell, AR 72745	

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Daniel J. Schlacter and Katharine Y. Schlacter, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Naftali Presser and Crystal M. Presser, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of Lot No. 63, on the plan of Crest Meade, Section II, of record in Book 2331 Pages 151 and 152, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the southwesterly margin of Davidson Road at the common corner of Lots No. 63 and 64; thence in a southwesterly direction with the dividing line of said Lot, 271 feet to a corner of part of Lot No. 63 conveyed to the State of Tennessee by deed in Book 3102, Page 597, thence following the State property, South 15 deg. 41 min. 37 sec. East 11.7 feet; thence South 68 deg. 41 min. West 9 feet to the rear line of Lot No. 63; thence along the rear line of said lot, southeasterly 174.3 feet; thence along the southeasterly line of said lot, northeasterly 307.6 feet to the southwesterly margin of Davidson Road; thence with the same, northwesterly 115 feet to the point of beginning.

Being the same property conveyed to Daniel J. Schlacter and spouse, Katharine Y. Schlacter by deed from Ingrid Shoaf, unmarried, of record in Instrument No.

20100528-0041421, Register's Office for Davidson County, Tennessee, and dated May 26, 2010.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable

8. All matters appearing on the plan of Crest Meade of record in Book 2331 Pages 151 and 152 Register's Office for Davidson County, Tennessee.

9. Sanitary Sewers and/or Storm Drainage to the Metropolitan Government of Nashville and Davidson County of record in Book 4872 Page 30 Register's Office for Davidson County, Tennessee.

This property is improved property known as 1217 Davidson Road, Nashville, TN 37205

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 27th day of May, 2022.

Daniel J. Schlacter

Katharine Y. Schlacter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of May, 2022, before me personally appeared Daniel J Schlacter and Katharine Y Schlacter, 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 27th day of May, 2022.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 27TH day of MAY, 2022.

Date: 5-31-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 31st day of MAY, 2022.

Theresa C. Richardson

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY