Karen Johnson Davidson County
Batch# 867036 DEEDWARR
06/03/2022 11:33:41 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00
20220603-0064294

Prepared By & Return To:
Tennessee Title Services LLC-Mt. Julie
547 N Mt Juliet Rd, 100
Mt. Juliet, TN 37122
MJ-22-2252

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Chelsey Vorholt
Affiant

THOMAS VORHOLT II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

Notary Public

Commission Expires: 7.9.24

Address of New Owner	Send Tax Bills To:	Map & Parcel
Troy Robert Schmidt and Tracy Tanner Schmidt 1813 7th Avenue North #107 Nashville, TN 37208	NEW OWNER	081-08-4B-024.00-CO

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,

Elizabeth S. Melhorn and Alexander C. Melhorn, wife and husband

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

Troy Robert Schmidt and Tracy Tanner Schmidt, husband and wife

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:

Land in Davidson County, Tennessee, being Unit No. 24, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Salemtown Cottages, a Horizontal Property Regime with Private Elements, which is a planned unit development, as shown of record in Instrument No. 20130930-0102050, as amended by first Amendment to Declaration of Covenants, Conditions and Restrictions for Salemtown Cottages and Bylaws of Salemtown Cottages Homeowner's Association, Inc., of record as Instrument No. 20140509-0040031, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of the said property.

Being the same property conveyed to Elizabeth Rozman, an unmarried person by Warranty deed from HR Properties of Tennessee, a Tennessee General Partnership of record in Instrument No. 201505260-0047884 Register's Office for Davidson County, Tennessee,

dated May 21, 2015 and recorded on May 26, 2015. The said Elizabeth Rozman has since married and is now know as Elizabeth S. Melhorn.

Her spouse, Alexander C. Melhorn, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in the subject property.

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: 1813 7th Avenue North #107, Nashville, TN 37208

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.

Elizabeth S. Melhorn

Alexander C. Melhorn

STATE OF TENNESSEE
COUNTY OF WILSON

On this 17th day of May, 2022, before me personally appeared Elizabeth S Melhorn and Alexander C Melhorn, 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: 10-22-23

