Karen Johnson Davidson County
Batch# 869004 DEEDWARR
06/09/2022 11:10:30 AM 5 pgs
Fees: $28.00 Taxes: $6,660.00
20220609-0065820

THIS INSTRUMENT BY:

WILLIAM TIMOTHY HILL
201 4th AVENUE NORTH,
SUITE 1800
NASHVILLE, TENNESSEE 37219
(615) 256-1577

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $1,800,000.00.

Affiant

Subscribed and sworn to before me, this the 31 day of May 2022.

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Stefan Baskin 118 Clydelan Court Nashville, TN 37205	Same	Davidson County Map: 130-09-0 Parcel: 067.01

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Linda F. Schlanger**, a widow, unmarried person, called the Grantor has bargained and sold, and by these presents do transfer and convey unto **Stefan Baskin**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit A

THIS CONVEYANCE IS SUBJECT TO:

See Exhibit B

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, their heirs and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

#2022-0108

WITNESS my hand this 26 day of May, 2022.

Linda F. Schlanger

LINDA F. SCHLANGER, Grantor

STATE OF GEORGIA)

COUNTY OF DeKalb)

On this the 26 day of May, 2022, before me personally appeared, Linda F. Schlanger, to me known to be the person described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the same as such person free act and deed.

Notary Public

My Commission Expires: Nov. 19, 2022

VIVIAN ANNETTE HENSON NOTARY PUBLIC WALTON COUNTY, GEORGIA MY COMMISSION EXPIRES NOVEMBER 19, 2022

Exhibit A

A tract of land located in the 7th, formerly the 11th, Civil District of Davidson County and being more particularly described as follows:

Commencing at a concrete monument in the westerly terminus of Clydelan Court at the southwest corner of Lot No. 4 on the plan of Anderson Court Subdivision as of record in Book 2083, page 28, Register's Office of Davidson County, Tennessee (R.O.D.C., TN); thence continuing along the westerly terminus of Clydelan Court South 42 deg. 19 min. 03 sec. West 24.83 feet to an iron pin; thence North 47 deg. 49 min 17 sec. West 89.93 feet to an iron pin; thence North 40 deg. 39 min. 39 sec. East 160.36 feet to an iron pin set; thence South 46 deg. 05 min. 22 sec. East 97.46 feet to an iron pin set; thence South 46 deg. 27 min. 23 sec. West 39.73 feet to a concrete monument; thence South 42 deg. 18 min. 41 sec. West 92.90 feet to the point of beginning, containing 14,708 square feet or 0.34 acres according to a property survey for Michael Shears prepared by Patrick S. Coode, TN RLS#855, John Kohl and Company, P.C., 400 Seventh Avenue South, Nashville, TN 37203, dated March 21, 2005.

Being the same property conveyed to Melvin P. Schlanger, deceased, and wife, Linda F. Schlanger, by deed of record in Instrument No.: 20050404-0035952, said Register's Office. Melvin P. Schlanger having died on June 26, 2020.

This is improved property known as 118 Clydelan Court, Nashville, Tennessee 37205.

Exhibit B - Exceptions

(A)Subject to matters shown on the Property Survey for Michael Shears performed by Patrick S. Coode, TN RLS#855, John Kohl and Company, P.C., 400 Seventh Avenue South, Nashville, TN 37203, dated March 21, 2005;

(B) Subject to matters shown on the plan of Bransford Realty Co's Forrest Park Subdivision of part of Belle Meade of record in Book 421, page 64, Register's Office of Davidson County, Tennessee;

(C) Restrictions as set forth in instrument of record in Book 3708, page 545, Register's Office of Davidson County, Tennessee;

(D) Easement for sanitary sewer of record in Book 6288, page 657, Register's Office of Davidson County, Tennessee;

(E) 2005 taxes are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantee when due and payable;

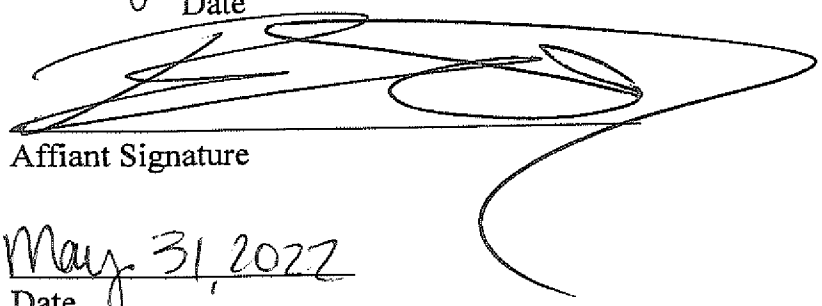
(F) All matters of public law and regulation, including but not limited to zoning laws and building regulations;

(G) An easement for access to and use and maintenance of the existing water meter and a 10' wide waterline easement with center line being the existing waterline serving 0.57 adjacent and to the north of the above described property, being the same property conveyed to Michael G. Shears Company, Inc. Easement shall benefit and be appurtenant to said 0.57 acres +/- and shall run with the land.

Certificate of Authenticity

I, Blake Harris Reynolds, 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 31, 2022.

Date



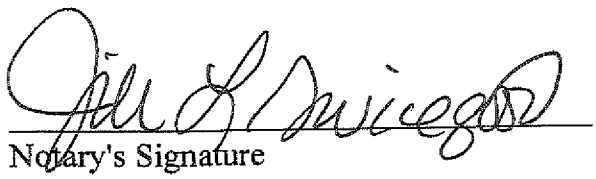
Affiant Signature

May 31, 2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31 day of May, 2022.



Notary's Signature

My Commission Expires: 7/9/22
Date

Notary's Seal (if on paper)

