Karen Johnson Davidson County
Batch# 869568 DEEDWARR
06/10/2022 12:02:30 PM 4 pgs
Fees: $23.00 Taxes: $2,997.00
20220610-0066423

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $610,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of June, 2022.

Notary Public
My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kaydee M. Schneider	**FirstBank, ISAOA/ATIMA**	**10510021400**
760 Roycroft Place	**722 Coumbia Ave**	
Nashville, TN 37203	**Franklin, TN 37064**	

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 ACKNOWLEDGE, WE,

Daniel J Hopkins and Abby E Hopkins, husband and wife, and John W Strawser and Betsy A Strawser, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kaydee M. Schneider, 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:

Land in Davidson County, Tennessee, being Lot No. 36, Plan of S.C. Caldwell's Roycroft Addition, as shown on plat of record in Plat Book 332, Page 37, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Daniel J. Hopkins and Abby E. Hopkins and John W. Strawser and Betsy A. Strawser, by Warranty Deed from Gerald Keane, Administrator of The Estate of Catherine Keane, deceased, dated August 6, 2020, of record in Instrument No. 20200827-0097245, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 760 Roycroft Place, Nashville, TN 37203.

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 do 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 in 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.

_____ Date: 6/1/22
Daniel J Hopkins

Abby E Hopkins Date: 6/1/22
Abby E Hopkins

John W Strawser Date: 6/1/22
John W Strawser by: Abby E Hopkins
By: Abby E. Hopkins Attorney in fact
Attorney in Fact

Betsy A Strawser Date: 6/1/22
Betsy A Strawser by: Abby E Hopkins
By: Abby E. Hopkins
Attorney in Fact Attorney in fact

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Daniel J Hopkins and Abby E Hopkins, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1ST day of June 2022.

_____
NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

STATE OF Tennessee

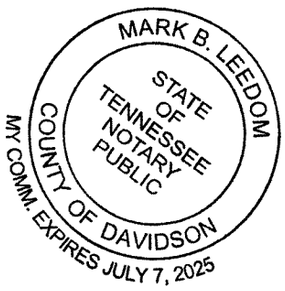
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Abby E. Hopkins 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 dhe is the Attorney-in-Fact of John W. Strawser and Betsy A. Strawser, and is authorized by them to execute this instrument on their behalf by virtue of a Power of Attorney recorded in Book _____202206100066422_____, in said Register's Office.

Witness my hand, at office, this 07 day of June 2022, _____.

NOTARY PUBLIC

My Commission Expires: 7/7/25



Certificate of Authenticity

I, Mark Bleedon, 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 6/1/22.

Date

Affiant Signature

6/1/22

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1 day of June, 2022.

Notary's Signature
My Commission Expires: 10/2/2023

Notary's Seal (if on paper)

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023