WARRANTY DEED

Karen Johnson Davidson County
Batch# 873946 **DEEDWARR**
06/17/2022 04:11:55 PM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20220617-0070037

File No. EM-22-2544

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of May, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin Kelly Schols and Amy Schols	Martin Kelly Schols and Amy Schols	
(NAME)	(NAME)	
274 Ivywood Drive	2211 B 11th Ave N	094-12-0-060.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Mark Evans, a single person**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amy Schols, a single woman and Martin Kelly Schols, a single man, as Tenants in Common with the Right of Survivorship**, HEREINAFTER CALLED THE GRANTEE, 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. 12 on the Plan of Clover Nook of record in Plat Book 2900, Page (s) 51 and 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark Evans, a single person by Special Warranty Deed from Wells Fargo Bank, National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2004-OPT1 of record in Instrument No. 20130624-0064235 Register's Office for Davidson County, Tennessee, dated June 11, 2013 and recorded on June 24, 2013.

This is property more commonly known as 274 Ivywood Drive, Nashville, TN 37210.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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.

Witness my/our hand this 26th day of May, 2022.

Return to:
Rudy Title and Escrow, LLC
2012,21st Avenue South
Nashville, TN 37212
FILE #: EP-22-214

Mark Evans by Ryan Lux as atty-in-fact

Mark Evans by Ryan Lux, Attorney-In-Fact

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for Mark Evans, and that this instrument was executed on behalf of the said Mark Evans for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at **Instrument No.** 20220017-0070036 in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 26 day of May, 2022.

Notary Public _____

My Commission Expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025