Return to: Advantage Title And Escrow, Inc
1321 Murfreesboro Pike, Suite 82[illegible]
Nashville TN 37217 #16391

WARRANTY DEED

Karen Johnson Davidson County
Batch# 873948 DEEDWARR
06/21/2022 08:05:52 AM 2 pgs
Fees: $13.00 Taxes: $3,644.50

20220621-0070041

G-P-22-1107

[illegible]SEY KELCHNER STATE OF [illegible]ENNESSEE NOTARY PUBLIC [illegible]ORD COUNTY [illegible]ission Expires 11-17-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $985,000.00.

Jordan A. Schauer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jordan A. Schauer	Fifth Third Bank	
(NAME)	(NAME)	**083-05-0-189.00**
1107 Seymour Ave	5050 Kingsley Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Cincinnati OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUMMER BROOKE HARLOW, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JORDAN A. SCHAUER, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 21 and the easterly 20 feet of Lot No. 20 on the "Plan of Cobb's Subdivision of the R. K. Brown Property" of record in Plat Book 332, Page 144, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 21 and the easterly part of Lot No. 20 front together 80 feet on the northerly side of Seymour Avenue and run back between parallel lines with the easterly margin of an unnamed street, 143 feet 8 inches to an alley.

Being the same property conveyed to Summer Brooke Harlow, a single person by Warranty deed from Josh D. Baker and Rebekah A. Baker, husband and wife of record in Instrument No. 20170119-0006070 Register's Office for Davidson County, Tennessee, dated January 17, 2017 and recorded on January 19, 2017.

This conveyance is subject to:
- Taxes for the year 2022, and all subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 144, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1107 Seymour Ave, Nashville, Tennessee 37206**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 15th DAY OF JUNE, 2022.

Summer Brooke Harlow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUMMER BROOKE HARLOW, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of June, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E. GROVES
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on
03/07/2023
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212