Karen Johnson Davidson County
Batch# 881488 DEEDWARR
06/30/2022 07:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20220630-0075628

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62702
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kelsey Schmidt Ryan Schmidt 218 Verbena Drive Nashville, TN 37211	New Owners

TAX MAP PARCEL NUMBERS: 13316003500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$520,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cindy Lockhart, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kelsey Schmidt and Ryan Schmidt, wife and husband, as joint tenancy,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Highview Acres, Section Two of record in Book 2854, page 98, amended in Book 4874, page 628, Register's Office said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cindy Lockhart by Warranty Deed from James Garey Southern and Phyllis Ann Southern Norman, married, dated March 3, 2022 and recorded March 4, 2022, of record in Inst. No. 20220304-0025206, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2854, page 98, amended in Book 4874, page 628, said Register's Office, which Plan shows minimum building setback lines and easements to which plan reference is hereby made for a more complete description.

This is improved property, known as 218 Verbena Drive, Nashville, TN 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of June, 2022.

Cindy Lockhart

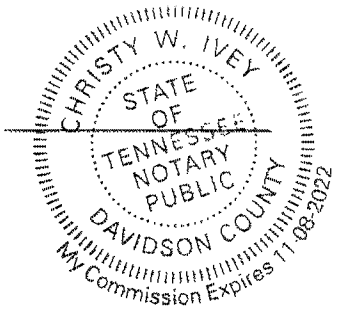
Cindy Lockhart

State of Tennessee

County of Davidson

On this 23rd day of June, 2022, before me the undersigned authority, personally appeared Cindy Lockhart, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:



Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $520,000.00.

Affiant

Sworn and subscribed before me this 23rd day of June, 2022.

Notary

My Commission Expires: 11/2/23



TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 6/23/22.

D. Shayne Adair

6/24/22
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 24 day of June, 2022.



April D. Wideman
Notary Public
My Commission Expires: 03/07/2026