FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **333,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **7/15/2022** Notary Public MY COMMISSION EXPIRES: 3/3/2026 (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #22-4429

Karen Johnson Davidson County
Batch# 890945 **DEEDWARR**
07/19/2022 01:10:10 PM 3 pgs
Fees: $18.00 Taxes: $1,232.10
20220719-0082789

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Perry Developments, LLC, a TN Limited Liability Company	**Perry Developments, LLC**	**061-11-0-147.00**
(NAME) **2971 Old Walton Circle**	(NAME) **2971 Old Walton Circle**	
(ADDRESS) **Cookeville, TN 38506-6193**	(ADDRESS) **Cookeville, TN 38506-6193**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Steven L. Schneider and Victoria S. Woodworth, husband and wife,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Perry Developments, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the Easterly 40.5 feet front and 43 feet rear of Lot Number 30, on the Plan of George Burrus' Subdivision of Lot No. 81 on the Maplewood Home Tract, as shown by plat of record in Book 421, Page 178, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Steven L. Schneider and Victoria S. Woodworth, husband and wife by Deed dated January 27, 2017 from Amburgy Properties, LLC, recorded February 6, 2017, in Instrument Number 20170206-0012085, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1006 Virginia Avenue, Nashville, TN 37216**
(House Number) (Street) (City, State) (Zip)

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), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **15th** day of **July, 2022.**

Victoria S. Woodworth

Victoria S. Woodworth

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Victoria S. Woodworth**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **15th** day of **July, 2022.**

NOTARY PUBLIC

My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

IN WITNESS WHEREOF, this instrument has been executed on this the **15th** day of **July, 2022.**

Steven L. Schneider

STATE OF Nevada
COUNTY OF Clark

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Steven L. Schneider**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **15th** day of **July, 2022.**

NOTARY PUBLIC

My Commission Expires: 4/10/26

N WOODSON
Notary Public, State of Nevada
No. 05-98616-1
My Appt. Exp. April 10, 2026