WARRANTY DEED

STATE OF CT COUNTY OF New Haven

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $265,000.00.

Affiant

Subscribed and sworn to me on 07/15/22.

NOTARY PUBLIC
My Commission Expires: 10.31.26

SABRINA SEHL
Notary Public
Connecticut
My Commission Expires Oct 31, 2026

Karen Johnson Davidson County
Batch# 891788 DEEDWARR
07/21/2022 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20220721-0083432

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Megan D. Schultz 1515 Bridgecrest Drive, Unit 311 Antioch, TN 37013	New Owner	149 15 B 44.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged. Linda Cavanaugh, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Megan Darlene Schultz, an unmarried woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 311, as shown on the map entitled Final Plat Cambridge Forest Townhomes, of record as Instrument No. 20020710-0083055. and clarified as Instrument No. 20040224-0020966, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to LINDA SOMERS, UNMARRIED, by deed from TEIRNEY CHRISTENSON AND WIFE, LEAH K. CHRISTENSON, of record as Instrument No. 20050702-0084091, dated July 7, 2005, said Register's Office.
>
> LINDA CAVANAUGH FORMERLY KNOWN AS LINDA SOMERS, NOW MARRIED, further conveyed said property to LINDA CAVANAUGH, MARRIED, by Quitclaim Deed of record as Instrument No. 20151119-0117288, dated November 11, 2015, said Register's Office.
>
> This is improved property known as 1515 Bridgecrest Drive, Unit 311, Antioch, Tennessee 37013.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE she is lawfully seized 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; and GRANTOR does further covenant and bind herself, his/her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 hand this 07/15/22

Linda Cavanaugh

STATE OF Connecticut
COUNTY OF New Haven

On 07/15/22, before me personally appeared Linda Cavanaugh, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he/ she executed the same as his/ her free act and deed.

Witness my hand and official seal on 07/15/22

NOTARY PUBLIC

My Commission Expires: 10.31.26

SABRINA SEHL
Notary Public
Connecticut
My Commission Expires Oct 31, 2026

Certificate of Authenticity

I, Joshua A. Terry, 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 7/15/2022.

Affiant Signature

7/20/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/20/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON