39D

WARRANTY DEED

Karen Johnson Davidson County
Batch# 895068 DEEDWARR
07/27/2022 02:38:53 PM 2 pgs
Fees: $13.00 Taxes: $2,331.00

20220727-0085806

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF July, 2022

Notary Public

MY COMMISSION EXPIRES: 3/3/2026

(AFFIX SEAL)

KAY POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Renee Schultz and Donovan Schultz	InterLinc Mortgage	
(NAME) 4204 Wyoming Ave	(NAME) 5875 N. Sam Houston Pkwy #300	091-09-0Q-002.00-CO
(ADDRESS) Nashville, TN 37209	(ADDRESS) Houston TX 77086	
(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, WE, **WILLIAM SCANNELL HAAS AND RACHEL E. MURRAY HAAS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RENEE SCHULTZ AND DONOVAN SCHULTZ, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEES, 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 Unit B on the Plan of 603 Ries Avenue Townhomes, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions of 603 Ries Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160628-0065724, Register's Office for Davidson County, Tennessee, including without limitation the Bylaws appended thereto, said Register's Office. Reference is hereby made to the plan of 603 Ries Avenue Townhomes, a Horizontal Property Regime with Private Elements, shown on Exhibit "C" to the Declaration of Covenants, of record in Instrument No. 20160628-0065724, said Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed to William Scannell Haas, unmarried, and Rachel E. Murray, unmarried, by Warranty Deed from Music City Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20170822-0085921, Register's Office for Davidson County, Tennessee, dated August 18, 2017. William Scannell Haas and Rachel E. Murray have since married. Rachel E. Murray is now known as Rachel E. Murray Haas.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 603 B Ries Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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 hand this 26 day of July, 2022

William Scannell Haas

WILLIAM SCANNELL HAAS

Rachel E. Murray Haas

RACHEL E. MURRAY HAAS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Scannell Haas and Rachel E. Murray Haas, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

Notary Public