THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220641479** Karen Johnson Davidson County Batch# 899158 DEEDWARR 08/04/2022 03:07:30 PM 3 pgs Fees: $18.00 Taxes: $5,975.50 20220804-0089000	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,615,000.00. Affiant Subscribed and sworn to before me, this 26th day of July, 2022. Notary Public My Commission Expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: Andrew Do and Monika Schmidt 916B Gale Lane Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118 06 1A 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Henry David DeLaureal and Elizabeth G. DeLaureal, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew Do and Monika Schmidt,,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 2, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Gale Lane Residences I, of record as Instrument No. 20180905-0088004 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Henry David DeLaurel and Elizabeth G. DeLaurel, husband and wife, by Warranty Deed from Diane Johnson May and Joseph F. May, Co-Trustees of the Diane Johnson May Revocable Trust Dated July 03, 2012, of record in Instrument No. 20210604-0075292, in the Register's Office of Davidson County, Tennessee, dated May 28, 2021 and recorded on June 4, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Re-Subdivision of Lot 20 Battlefield Estates, as recorded in Instrument No. 20180405-0031956.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180905-0088004.

Easement for Shared Driveway, recorded in Instrument No. 20180919-0092933.

Easement for Encroachment, recorded in Instrument No. 20190808-0078746.

This is improved property located at 916B Gale Lane Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of July, 2022.

Henry David DeLaureal

Elizabeth G. DeLaureal

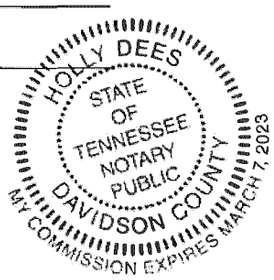
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Henry David DeLaureal and Elizabeth G. DeLaureal, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of July, 2022.

Notary Public

My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Sarah Lilly, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 8-4-2022.

Affiant Signature

8-4-2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 4th day of August, 2022.

Notary Signature

My Commission Expires: 11-19-23

BECKY ELIZABETH BIRCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON