Karen Johnson Davidson County
Batch# 900723 DEEDWARR
08/09/2022 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20220809-0090429

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 6-27-26
(AFFIX SEAL)

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Tucker D. Schaefer and Diana Ortiz	Tucker D. Schaefer and Diana Ortiz	081 03 4A 015.00
(NAME) 2106 9th Avenue N., Apt 10	(NAME) 40225 Camino Campos Verde	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Temecula, CA. 92581	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kelly Ann Baucom, unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Tucker D. Schaefer, and Diana Ortiz, Husband and Wife as Joint Tenants,** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 15, Metro North, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Metro North, a Horizontal Property Regime, of record in Instrument No. 20170410-0035027 as amended in Instrument No. 20180621-0060111 and Instrument No. 20180723-0071653 as Scrivener's Affidavit Instrument No. 20200326-0032892, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A-1" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Kelly Ann Baucom, an unmarried woman, by Warranty Deed from Domus Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20181231-0126583, in the Register's Office of Davidson County, Tennessee, dated December 28, 2018 and recorded on December 31, 2018.

This Conveyance is subject to the following: Taxes and assessments for the year 2022 and subsequent years, not yet due and payable. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Buena vista, as recorded in Book 57, Page 26. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170410-0035027; as amended in Instrument No. 20180621-0060111 and Instrument No. 20180723-0071653; as Scrivener's Affidavit Instrument No. 20200326-0032892;. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions And Covenants for Stormwater Facilities And Systems recorded in Instrument No. 20160404-0031746. Easement for Sewer, recorded in Book 3344, Page 624. Easement recorded in Book 5380, Page 715

and Instrument No. 20180730-0073901. Easement recorded in Book 3344, Page 644.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐
This is improved ☒ 2106 9th Avenue N., Apt 10, Nashville, TN 37208
(House No.) (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.

Effective the 8th day of August, 2022.

Kelly Ann Baucom

Kelly Ann Baucom

STATE OF TENNESSEE

COUNTY OF Williamson

On this 8th day of August, 20 22, before me personally appeared Kelly Ann Baucom, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 6-27-26

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 August 8, 2022.

Signature
Date: August 8, 2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 8th day of August, 2022 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD