Karen Johnson Davidson County
Batch# 901964 DEEDWARR
08/11/2022 10:16:39 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00
20220811-0091301

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Zoe Burmester
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/9/2026
(AFFIX SEAL)

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0488

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Zoe Burmester	NEW OWNER	Map: 11902019300
(NAME)	(NAME)	
2201 Sandra Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS ($370,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARY K. SCHMITT, AN UNMARRIED PERSON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ZOE BURMESTER, AN UNMARRIED WOMAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 159 on the Plan of Sterling Heights Subdivision of Section 5, as of record in Book 1835, Page 37, Register's Office of Davidson County, TN, to which plan reference is hereby made for a more complete and accurate legal description.

Beginning at a point in the southwesterly margin of Glenrose Avenue, being the common corner of Lots 159 and 160, thence southwestwardly 115 feet with the line between said lots to the common corner of Lot Nos. 158, 159, and 160; thence southwestwardly 115 feet with the line between Lots Nos. 158 and 159 to a point in the northwesterly margin of Sandra Drive; thence northeastwardly with said margin 95 feet to the

beginning of a curve; thence northwardly 31.42 feet around said curve to a point in the southwesterly margin of Glenrose Avenue; thence northwestwardly with said margin 95 feet to the point of beginning.

Being the same property conveyed to Mary K. Schmitt, an unmarried persoon, by deed from Hensley Group, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190830-0087794, dated August 27, 2019, Register's Office for said County.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1835, Page 37, said Register's Office; (3) Order relative to Qwest Communication Easement of record in Instrument Number 20120228-017172, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 1914, Page 500, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 2201 Sandra Dr., Nashville, TN 37210
(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.

Witness our hands this 09 day of August, 2022.

Mary K. Schmitt

Mary K. Schmitt

STATE OF IDAHO
COUNTY OF Canyon

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary K. Schmitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 9th day of August, 2022.

My Commission Expires:

Notary Public

LISA M. WILKES
COMMISSION #56014
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 04/09/2028