THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220741893

Karen Johnson Davidson County
Batch# 902785 **DEEDWARR**
08/12/2022 09:44:35 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20220812-0091685

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $305,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of August, 2022.

Notary Public
My Commission Expires:

ASHLEY SCHAD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Samantha Gutman 7470 Charlotte Pike #1 Nashville TN 37209	New Owner	Tax Parcel ID No. 114-11-0A-026.00

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, **Steven Schutz and Michele Schutz, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Samantha Gutman, an unmarried woman and Jack Nathan Gutman, a married man, as joint tenants with right of survivorship** ("Grantees"), its successors, 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. 1, on the Plan of West Hills Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code, Annotated, and as established by a Master Deed and amendments of record in Instrument No. 20001212-0122257, and in Instrument No. 20040115-0006459, Bylaws of record in Instrument No. 201702230018186 and Instrument No. 20180206-0011883, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of West Hills Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Steven Schutz and Michele Schutz, husband and wife, by General Warranty Deed from Nabil R. Yafai and Fekreya Al-Gaad, husband and wife, of record in Instrument No. 20180504-0042891, in the Register's Office of Davidson County, Tennessee, dated April 27, 2018, and on May 4, 2018.

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.

County of Davidson 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.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing West Hills Condominium of record in Instrument No. 20001212-0122257, as amended by instrument(s) of record in Instrument No. 20040115-0006459, Instrument No. 20170223-0018186, Instrument No. 20180206-0011883; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 7470 Charlotte Pike #1 Nashville TN 37209

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 10th day of August, 2022.

Steven Schutz

Michele Schutz

STATE OF Illinois
COUNTY OF Champaign

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven Schutz and Michele Schutz, 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 10th day of August, 2022.

Notary Public
My Commission Expires: 01/08/2025

SHARON CRITTENDEN
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
January 08, 2025