WARRANTY DEED

Karen Johnson Davidson County
Batch# 911966 DEEDWARR
09/02/2022 10:51:39 AM 2 pgs
Fees: $13.00 Taxes: $3,219.00

20220902-0099209

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $870,000.00

Lauren E.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF August, 2022.

Brian D. Mitchell
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Janet A. Schaefer and Charles J. Schaefer	new owners	
(NAME)	(NAME)	
530 B Stevenson St.	777 Preston St. #17K	091094V00200CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Houston, TX 77002	
(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, **GEORGE PHILLIP LAUDERBACK, II AND TINA LYNN LAUDERBACK,HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JANET A. SCHAEFER AND CHARLES J. SCHAEFER,** 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 of 530 Stevenson Street Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 530 Stevenson Street Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20210517-0065971, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 530 Stevenson Street Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210517-0065971, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to George Phillip Lauderback, II and Tina Lynn Lauderback, husband and wife by Warranty Deed from Custom Living Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20210928-0130030, in the Register's Office of Davidson County, Tennessee, dated September 27, 2021 and recorded on September 28, 2021.

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 530 B Stevenson St., 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 August, 2022

GEORGE PHILLIP LAUDERBACK, II

TINA LYNN LAUDERBACK

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 George Phillip Lauderback, II and Tina Lynn Lauderback, the bargainors, 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 August, 2022.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM CRE 22 530B