PREPARED BY & RETURN TO:
Regency Title & Escrow, LLC
1655 International Dr., #101
Memphis, Tennessee 38120
Office Phone (901)753-9499

WARRANTY DEED

Karen Johnson Davidson County
Batch# 913953 DEEDWARR
09/08/2022 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,117.40
20220908-0100691

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th Day of SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/11/2026
(AFFIX SEAL)

CARLTON W. ORANGE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 3-11-2026

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Aphreka Jemison	Bank of America, N.A.	Parcel ID: 034 01 0E 015.00
(NAME)	(NAME)	
128 Cobblestone Place Drive	P.O. Box 650070	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Dallas TX 75265	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Adam G. Schubert, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Aphreka Jemison,** an unmarried woman, 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 Lot No. 15 on the Plan of a Horizontal Property Regime (Private Element) Cobblestone Townhomes, A Planned Unit Development, of record in Instrument No. 20100311-0018694, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Rebecca Nigbur, unmarried from Daniel Rivergate LLC by Warranty Deed dated June 24, 2010 and recorded on June 29, 2010 in Instrument No. 20100629-0050567, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Adam G. Schubert, an unmarried man from Rebecca Nigbur, a married woman by Warranty Deed dated April 14, 2021 and recorded on April 16, 2021 in Instrument No. 20210416-0051445, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 128 Cobblestone Place Drive, Goodlettsville, TN 37072

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 2nd day of September, 2022.

Adam G. Schubert

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Adam G. Schubert, an unmarried man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of September, 2022.

Notary Public

My Commission Expires: 2/24/26

(SEAL)

AUDRA C. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02-24-2026
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Carlton Orange, 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 Sept. 6, 2022 (date of document).

Affiant Signature

9/6/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 6th day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: February 28, 2023

NOTARY'S SEAL

LASHARAD QUINN
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 2-28-2023