Karen Johnson Davidson County
Batch# 916345 DEEDWARR
09/14/2022 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,343.10
20220914-0102325

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $363,000.00.

Affiant

WARRANTY DEED

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023

(AFFIX SEAL)

G-F-22-1804

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gayla Rivka Schuster	New Owner	
(NAME)	(NAME)	
1804 Hailey Ave		**081-01-0-037.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BENJAMIN STECKLY AND MATTHEW AUSTINSON, MARRIED TO EACH OTHER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GAYLA RIVKA SCHUSTER, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

The Southwesterly part of Lot 61 and the Northwesterly part of Lot 62, Haley's Subdivision, of Block 5, G.T. Shengog's Subdivision at Bordeaux, as shown on Plan of record in Book 547, page 155, at the Register's Office for Davidson County, Tennessee; being Lots 4, 5, and 6, Block "A," on an unregistered plan of Haley's Subdivision of part of Block 5 in G.T. Shengog's Subdivision at Bordeaux.

According to an unregistered plan said Lots 4, 5, and 6, front together 75 feet on the Southwesterly side of Haley Avenue and run back between lines, 173.3 feet on the Northeasterly line and 176.4 feet on the Southeasterly line to a dead line measuring 75 feet thereon.

Being the same property conveyed to Benjamin Steckly by Warranty deed from Amanda Dean Successor Trustee of the 1804 Hailey Avenue Trust of record in Instrument No. 20170919-0095854 Register's Office for Davidson County, Tennessee, dated September 14, 2017 and recorded on September 19, 2017.

This conveyance is subject to:
- Taxes for the year 2022 and all subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 155 and Book 421 Page 191, Register's Office for Davidson County, Tennessee.
- Sewer easement of record in Book 1118, Page 203, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1804 Hailey Ave, Nashville, Tennessee 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 9th DAY OF SEPTEMBER, 2022.

Benjamin Steckly by Margaret Means,
Attorney in Fact

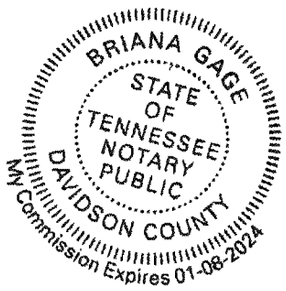
Matthew Austinson by Margaret Means,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BENJAMIN STECKLY AND MATTHEW AUSTINSON, and who acknowledged she executed the same as the free act and deed of the said BENJAMIN STECKLY AND MATTHEW AUSTINSON.

Witness my hand and official seal, this the 9th of September, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 9/9/2022.

D. Shayne Adair

9/12/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 12 day of September 2022.



April D. Wideman
Notary Public
My Commission Expires: 03/07/2026