Karen Johnson Davidson County
Batch# 918762 DEEDWARR
09/19/2022 02:29:05 PM 2 pgs
Fees: $13.00 Taxes: $2,608.50

20220919-0104241

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 22050043

STATE OF Tennessee }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $705,000.00

Margaret Smith
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14th DAY OF September, 2022.

Debbie Mann
NOTARY PUBLIC
My Commission expires:

DEBBIE MANN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

Address of New Owner
Ryan C. Hanawalt and Jennifer Hanawalt
2253 A Castleman Drive
Nashville, TN 37215

Send Tax Bills To:
Same

Tax Information:
081-01-0C-001.00CO

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Joseph Schuler, unmarried,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Ryan C. Hanawalt and Jennifer Hanawalt, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1902A on the Plan of Homes at 1902 Hailey Avenue, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions of Homes at 1902 Hailey Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20211110-0150148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being part of the same property conveyed to Joseph Schuler by Warranty Deed from Charlotte Frierson, unmarried, dated 06/07/2021 and recorded on 06/10/2021 in Instrument No. 20210610-0077973, Register's Office for Davidson County, Tennessee.

This is property generally located:
1902A Hailey Avenue, Nashville, TN 37218

SUBJECT TO THE FOLLOWING:

1. 2022 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Book 547, Page 155, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20211110-0150148, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Joseph Schuler** has/have caused this instrument to be executed, this the 14 day of Sept, 2022.

Joseph Schuler

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Joseph Schuler,** 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.

This the 14 day of Sept, 2022.

My commission Expires: 7/25/26

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY