THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P22-5214-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 379,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF September 2022 Notary Public MY COMMISSION EXPIRES: 1-6-25 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 919035 DEEDWARR
09/20/2022 11:23:20 AM 2 pgs
Fees: $13.00 Taxes: $1,402.30

20220920-0104513

M. CATHERINE CLEARMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John A Litchfield, Jr. and Connie Litchfield	New owner	
2310 Elliott Avenue Unit 206		105-14-0C-206.00-CO
Nashville, TN 37204		
(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, **Craig R. Schneck and Joy S. Schneck, husband and wife and Sarah M. Schneck, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John A Litchfield, Jr. and Connie Litchfield, husband and wife**

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 206 as specified on the Plat shown in the Master Deed on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, 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 plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070917-0110745, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Craig R. Schneck and Joy S. Schneck, husband and wife and Sarah M. Schneck, unmarried by Warranty Deed from Richard A. Wesley, Jr., and Julie Wesley, Co-Trustees of The Richard and Julie Wesley Living Trust, U/A dated October 22, 2009 of record in Instrument No. 20170619-0061044 Register's Office for Davidson County, Tennessee, dated June 13, 2017 and recorded on June 19, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **2310 Elliott Avenue Unit 206, Nashville, TN 37204**

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 the 16th day of September, 2022.

Craig R. Schneck

Joy S. Schneck

Sarah M. Schneck By Joy S. Schneck, Attorney in Fact
Sarah M. Schneck
By: Joy S. Schneck, Attorney in Fact

STATE OF Pennsylvania
COUNTY OF Chester

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Craig R. Schneck**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 16 day of September, 2022.

My Commission expires: October 7, 2025

Notary Public

Commonwealth of Pennsylvania - Notary Seal
ROBERT J MAHON - Notary Public
Montgomery County
My Commission Expires October 7, 2025
Commission Number 1218712

STATE OF Pennsylvania
COUNTY OF Chester

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joy S. Schneck,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 16 day of September, 2022.

My Commission expires: October 7, 2025

Notary Public

Commonwealth of Pennsylvania - Notary Seal
ROBERT J MAHON - Notary Public
Montgomery County
My Commission Expires October 7, 2025
Commission Number 1218712

STATE OF Pennsylvania
COUNTY OF Chester

Personally appeared before me, the undersigned, a Notary Public in and for said ~~County and State, the within named~~ **Joy S. Schneck,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Sarah M. Schneck,** as her Attorney in Fact, as the free act and deed of the within named **Sarah M. Schneck.**

Witness my hand and official seal this the 16 day of September, 2022.

My Commission expires October 7, 2025

Notary Public

Commonwealth of Pennsylvania - Notary Seal
ROBERT J MAHON - Notary Public
Montgomery County
My Commission Expires October 7, 2025
Commission Number 1218712