Karen Johnson Davidson County
Batch# 921946 DEEDWARR
09/27/2022 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $562.40
20220927-0106874

WARRANTY DEED

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File #22-DM-0923-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September, 2022.

Notary Public

MY COMMISSION EXPIRES: 6/23/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sheldon Douglas	New Owner	
(NAME)	(NAME)	**107 13 0A 023.00**
923 Coarsey Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37217		
(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, **DAMIAN A. SCOZZARI, AND DIANA RYAN-SCOZZARI, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHELDON DOUGLAS, AN UNMARRIED MAN,** 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:

Land in Davidson County, Tennessee, being Unit No. 923 on the Plan of Four Maples Condominiums, a Horizontal Property Regime of record in Plat Book 5200, Page 283, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph M. Schmidt, unmarried man, by Warranty Deed from Dylan Williams, of record in Instrument No. 20200724-0081589, in the Register's Office of Davidson County, Tennessee, dated July 17, 2020, and recorded on July 24, 2020.

Being the same property conveyed to Damian A. Scozzari and Diana Ryan- Scozzari, Husband and Wife, by Warranty Deed from Joseph M. Schmidt, A Single Man, of record in Instrument No. 20210226-0024464, in the Register's Office of Davidson County, Tennessee, dated February 16, 2021, and recorded on February 26, 2021.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Four Maples Condominiums, as recorded in Plat Book 5200, Page(s) 283 .
*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Four Maples Condominiums of record in Book 5657, Page 438 and Corrected in Book 5660, Page 185, as amended by instrument(s) of record in Book 9263, Page 512 and Amendment to the Bylaws recorded in Instrument No. 20051012-0122820; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
*Easement for Public Utility and Drainage, recorded in Book 5504, Page 468.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **923 Coarsey Drive, Nashville, TN 37217**.

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 20 day of September, 2022.

Damian A. Scozzari

Diana Ryan-Scozzari

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20 day of September, 2022, before me personally appeared Damian A. Scozzari and Diana Ryan-Scozzari to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20 day of September, 2022.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, Katie Smith, 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

9/20/22.

Date

KS

Affiant Signature

9/20/22

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 20th day of September, 2022.

Notary's Signature

My Commission Expires: 6/23/25

Date

Notary's Seal (if on paper)

