THIS INSTRUMENT WAS PREPARED BY ~~and PLEASE RETURN TO~~:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
B-ELAM-22-514-B

Karen Johnson Davidson County
Batch# 923544 **DEEDWARR**
09/30/2022 10:38:13 AM 2 pgs
Fees: $13.00 Taxes: $3,108.00

20220930-0108014

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Molly Melissa McCarthy 514 B Moore Avenue Nashville, TN 37203	new owner	105-07-4T-002.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Grant A. Schumacher and Amanda R. Schumacher, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Molly Melissa McCarthy, an unmarried woman**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

A certain unit located in DAVIDSON County, Tennessee, being known and designated as Unit No. B of 514 MOORE AVENUE RESIDENCES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 514 MOORE AVENUE RESIDENCES, a Horizontal Property Regime, of record in Instrument Number 20180607-0054628, AMENDED at Instrument No. 20190131-0009455, in the Register's office for DAVIDSON County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Grant A. Schumacher and Amanda R. Schumacher, a married couple by Warranty Deed from 514 Moore Partners, LLC, a Tennessee limited liability company, of record in Instrument number 20190401-0028974, dated March 27, 2019 and recorded on April 1, 2019, Register's Office for Davidson County, Tennessee.

This is property commonly known as 514 B Moore Avenue, Nashville, TN 37203*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 21 **day of September, 2022**:

Grant A. Schumacher
Grant A. Schumacher

Amanda R Schumacher
Amanda R. Schumacher

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal, this 21 day of September, 2022:

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$840,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 21 DAY OF September, 2022.

Dana DeWorth
Notary Public

My Commission Expires: 7/9/24

DANA DEWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission