(1)

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater for this transfer is: $315,000.00

Taylor Hubbard
Affiant Signature

Subscribed and sworn to before me on this the 11th Day of October, 2022.

Wesley Blow
Notary Public

My Commission expires _____/_____/_____

WESLEY BLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02-22-26
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 931902 **DEEDWARR**
10/20/2022 10:32:22 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20221020-0114434

NAME AND ADDRESS OF PROPERTY OWNER:
Chelsea Erin Schulz
728 Fox Ridge Dr.
Brentwood, TN 37027-3903

SEND TAX BILLS TO:
Chelsea Erin Schulz
728 Fox Ridge Dr.
Brentwood, TN 37027-3903

MAP AND PARCEL NUMBER: Tax ID # 160140C02800CO

WARRANTY DEED

22NT01383

Effective the 11th Day of October, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Cameron L. Davis and Catherine A. Davis, husband and wife

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Chelsea Erin Schulz

Hereinafter called the GRANTEES, 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. 728, in Brentwood Trace Condominiums, Section Two, a Horizontal Property Regime, located on Fox Ridge Drive and Stone Brook Drive, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, Section Two, recorded in Book 5200, pages 376 and 377, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5818, page 915, Register's Office for Davidson County, Tennessee, to which reference is here made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Brentwood Trace Condominiums, Section Two, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5818, page 915, Register's Office for said County, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Also incorporated herein is amendment to By-Laws in Book 5868, page 70.

Being the same property as conveyed to Cameron L. Davis and Catherine A. Davis, husband and wife by Warranty Deed from Alfonso Escobar and Gladys Escobar, as tenants by the entirety dated 09/25/2020 recorded 09/30/2020 in Book NA, Page NA, as Document Number 20200930-0112479, Register's Office for Davidson County, TN.

This is an improved property commonly known as: 728 Fox Ridge Dr., Brentwood, TN 37027-3903

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 1(day of October 202

Cameron L. Davis

Catherine A. Davis

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Cameron L. Davis and Catherine A. Davis**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY