WARRANTY DEED

Karen Johnson Davidson County
Batch# 944009 DEEDWARR
11/22/2022 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20221122-0123646

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GREGG W. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
DECEMBER 12, 2022
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Kathryn Cassidy, Ark Title Group, LLC, 1612 Westgate Circle, STE 115, Brentwood, TN 37027

File No.: TN-22-13661

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Drew Schueler and Chloe Schueler, and Eric A Schueler	F & M BANK	
(NAME)	(NAME)	
999 Briley Parkway	P O BOX 451	107-14-0-042.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217-1901	CLARKSVILLE, TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Fifty Thousand And No/100 Dollars ($350,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SHANE CODY HOLLEMAN AND TERRIA CHASITY ENOCH N/K/A TERRIA CHASITY HOLLEMAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DREW SCHUELER AND CHLOE SCHUELER, HUSBAND AND WIFE AND ERIC A SCHUELER, A MARRIED MAN**, 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:

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Miro Meadows Third Addition of record in Plat Book 1424, Page 116, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Shane Cody Holleman and Terria Chasity Enoch, joint tenants with rights of survivorship by Warranty deed from Terry Holleman of record in Instrument No. 20200828-0097767 Register's Office for Davidson County, Tennessee, dated August 25, 2020 and recorded on August 28, 2020.

Being the same property conveyed to Terry Holleman by Quitclaim deed from Tammy Smith of record in Book 11423, page 236, Register's Office for Davidson County, Tennessee, dated April 05, 1999 and recorded on April 08, 1999.

Being the same property conveyed to Tammy Smith by Special Warranty deed from Federal National Mortgage Association, a corporation organized under and existing pursuant to the laws of the United States of record in Book 11239, page 971, Register's Office for Davidson County, Tennessee, dated November 25, 1998 and recorded on December 07, 1998.

unimproved ☐
This is improved ☒ property, known as 999 Briley Parkway, Nashville, TN 37217-1901
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Terria Chasity Enoch being one in the same as Terria Chasity Holleman

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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Shane Cody Holleman and Terria Chasity Enoch N/K/A Terria Chasity Holleman, husband and wife this 18th day of November, 2022.

Shane Cody Holleman

Terria Chasity Enoch N/K/A Terria Chasity Holleman

STATE OF TENNESSEE

COUNTY OF WILSON

I, Chris Butler, a Notary Public for the of and State of , do hereby certify that Shane Cody Holleman and Terria Chasity Enoch N/K/A Terria Chasity Holleman, husband and wife personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18th of November, 2022.

Notary Public

My Commission Expires: 8/19/25

(SEAL)

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 11/17/22.

Date

Celia Stewart-Rouse

Affiant Signature

11/17/22

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 17th day of November, 2022.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

202211220123646