Karen Johnson Davidson County
Batch# 946900 DEEDWARR
12/02/2022 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20221202-0126050

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$290,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st DAY OF December, 2022.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 074
Quinn Schiele Alexander Schiele 7022 Bonnafair Drive Hermitage, Tennessee 37076	Canopy Mortgage, LLC 360 Technology Ct, STe 200 Lindon, Utah, 84042	GROUP 08 0 PARCEL 122.00

For and in 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, we,

Timothy G. Fraley and Carolyn Fraley, husband and wife

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

Quinn Schiele and Alexander Schiele, wife and husband

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. 705 on the Plan of Hermitage Hills, Section 7, as of record in Book 3300, Page 62 and 63, Register's Office for said County.

Said Lot No. 705 fronts 80 feet on the Easterly side of Bonnafair Drive and runs back 152.85 feet on the Southerly line and 105.05 feet on the Northerly line to a deadline in the rear, measuring 98.26 feet thereon.

Being the same property conveyed to Timothy G. Farley and wife, Carolyn Fraley, by Warranty Deed from Barry P. Smith and wife, Kathleen A. Smith, date December 14, 2005, and filed of record in Instrument Number 20060103-0000508, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
1) 2023 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **7022 Bonnafair Drive, Hermitage, Tennessee 37076.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 my hand and official seal at office this 1st day of December, 2022.

Timothy G. Fraley

Carolyn Fraley

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Timothy G. Fraley and Carolyn Fraley, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December, 2022.

NOTARY PUBLIC

My Commission Expires: 03-07-23

PIPER L. NIEMANN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:

Lawyer's Escrow Service, Inc.
2021 Richard Jones Road, Ste 220
Nashville, Tennessee 37215

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Certificate of Authenticity

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law, on this the 1st day of December, 2022

Robert L Scruggs 12/1/2022
Signature Date

State of Tennessee
County of Davidson

Personally appeared before me, Melody M. Jenkins, a notary public for this county and state, Robet L. Scruggs, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this the 1st day of December, 12/1/2022

Melody M Jenkins
Notary's Signature

My Commission Expires: 9.8.2025

