Karen Johnson Davidson County
Batch# 948056 DEEDWARR
12/05/2022 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $3,108.00
20221205-0126937

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62922
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Joel Schlichtemier Taylor Schlichtemier 4100 Legend Hall Drive Nashville, TN 37215	Same as owner

TAX MAP PARCEL NUMBERS: 131010A16300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$840,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Horrell, Trustee of The Underwood 1996 Family Living Trust, dated June 6, 1996, October 15, 2015** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joel Schlichtemier and Taylor Schlichtemier, husband and wife,** hereinafter called the **Grantee**, Grantee's 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 4100 on the Plan of Legend Hall of record in Book 5200, page 275, amended in Inst. No. 20080221-0017268, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Gerald T. Underwood and wife, Marie L. Underwood, by Warranty Deed from William L. Rockholtz and wife, Phebie G. Rockholtz, dated October 15, 2002 and recorded on October 21, 2002, of record in Inst. No. 20021021-0128832, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated October 15, 2015, recorded October 20, 2015, of record in Inst No. 20151020-0106556, said Register's Office, subject property was conveyed to Gerald T. Underwood and/or Marie L. Underwood and/or Keri A. Underwood, Trustees of the Underwood 1996 Family Living Trust, established by the Revocable Trust Agreement of Gerald T. Underwood and Marie L. Underwood dated June 6, 1996 October 15, 2015. Gerald T. Underwood and Marie L. Underwood have since died. James Horrell became successor trustee upon their deaths pursuant to the terms of the Trust Agreement dated June 6, 1996 as amended and restated on October 15, 2015.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 5200, page 275, amended in Inst. No. 20080221-0017268, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20030612-0081622, amended in Inst. No. 20030815-0118252, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 4100 Legend Hall Drive, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of December, 2022.

The Underwood 1996 Family Trust dated June 6, 1996
By:

James Horrell, Trustee

State of Tennessee

County of Davidson

On this 5th day of December, 202__, before me the undersigned authority, personally appeared James Horrell, Trustee of The Underwood 1996 Family Living Trust, dated June 6, 1996, October 15, 2015, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $840,000.00.

Affiant

Sworn and subscribed before me this 5 day of December, 2022.

Notary

My Commission Expires: 5/9/26

TIFPHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 December 5, 2022.

Signature
Date: December 5, 2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 5th day of December, 2022 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD