Karen Johnson Davidson County
Batch# 952737 DEEDWARR
12/19/2022 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20221219-0130572

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Kristie Schaefer 1109 B Kellow Street Nashville, TN 37208	Legacy Home Loan, LLC dba Steadfast Mortgage 1036 Stearment Drive, Ste 6 White House, TN 37188	081-03-1Z-002.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Noonan Group Partners, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kristie Schaefer, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of 1109 Kellow Street Homes, a horizontal property regime with private elements established by Declaration in Instrument No. 20211129-0157358, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration.

Being the same property conveyed to Edison Bowman and wife Jimmie Lou Bowman, by Warranty Deed from Herbert R. Rich, Trustee, of record in Book 3922, page 80, Register's Office for Davidson County, Tennessee dated August 6, 1965, and recorded August 10, 1965.

Edison Bowman having predeceased Jimmie Lou Bowman, who was later known as Jimmie Lou Ransom, leaving her as surviving tenant by the entirety. Jimmie Lou Ransom having died testate on October 22, 2016.

See also Affidavit of Heirship recorded in Instrument No. 20210823-0113509, Register's Office for Davidson County, Tennessee dated June 23, 2021, and recorded August 23, 2021.

Being a part of the same property conveyed to Ke Qin by Warranty deed from Bobbye L Sherrell and Tara Bowman of record in Instrument No. 20211118-0153393 Register's Office for Davidson County, Tennessee, dated November 12, 2021 and recorded on November 18, 2021.

Being a part of the same property conveyed to Noonan Group Partners, LLC, a Tennessee limited liability company by Quitclaim deed from Ke Qin of record in Instrument No. 20220211-0016222 Register's Office for Davidson County, Tennessee, dated January 21, 2022 and recorded on February 11, 2022.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of December, 2022.

Noonan Group Partners, LLC, a Tennessee Limited Liability Company

By: _____(SEAL)
Alicia Allen-Buerger, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, M.K Schodrosk of the state and county mentioned, personally appeared Alicia Allen-Buerger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Member of Noonan Group Partners, LLC, the within named bargainor, a Limited Liability Company, and that such Alicia Allen-Buerger as such Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member.

Witness my hand and seal, at office in Nashville, this 16th day of December, 2022.

M.K. Schodrosk
Notary Signature

Printed Name: M.K Schodroski

My commission expires: 3/3/2026

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM EXPIRES MARCH 3, 2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $630,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 16th day of December, 2022.

_____
Notary Public
My commission expires: 3/6/24
File No. 2022-1248

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 12/16/22

GEORGE E. MUDTER, JR.
Dated 12/16/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 12/16/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

