Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT 22122289

WARRANTY DEED

Karen Johnson Davidson County
Batch# 954379 DEEDWARR
12/22/2022 09:48:46 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20221222-0132010

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$425,000.00**.

Affiant

Subscribed and sworn to before me, this the 21st day of December, 2022.

Notary Public

My commission expires: _____
(AFFIX SEAL)

JILL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Timothy Leo Robertson, III **Sarah Shields**	SAME	**Map 061-10-0 Parcel 143-00**
903 Matthews Avenue		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Joseph Aeschliman, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Timothy L. Robertson and Sarah Shields, Husband and Wife

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. 11 on the Plan of Curley Manor Subdivision as of record in Plat Book 1835, Page 73, Register's Office for Davidson County, Tennessee.

BEGINNING at the Northeast corner of Lot No. 10 of said subdivision thence in a Northwesterly direction along the boundary between Lot 10 and said Lot 11, 237 feet; thence 14 feet in a Northeasterly direction; thence Eastwardly 151.3 feet to the Northwest corner of Lot 12 of said subdivision; thence along the Westerly boundary of Lot No. 12, 144.4 feet in a Southeasterly direction to a point in the North margin of Matthews Street; thence along Matthews Street in a Southwesterly direction 58 feet to the beginning, described according to a plat of record in Book 1835, Page 73, said Register's Office.

Being the same property conveyed to Joseph Aeschliman, an unmarried man, by Deed dated March 14, 2018, from Richard C. Alexander and Kathy D. Alexander, of record in instrument No. 20180316-0025206, Register's Office of Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 1835, Page 73, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants contained

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 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/our hand(s) this 16 day of **December, 2022.**

Joseph Aeschliman

STATE OF Ohio)
COUNTY OF Williams)

Personally appeared before me, a Notary Public of said County and State, **Joseph Aeschliman,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Alvordton (city), Ohio (state), this 16 day of **December, 2022.**

Notary Public

LINDSAY NICOLE EISEL
Notary Public
State of Ohio
My Comm. Expires
June 13, 2027 (seal)

My Commission Expires: June 13, 2027