THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230143418

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $517,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of February, 2023.

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2024

Notary Public
My Commission Expires

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Karen Johnson Davidson County
Batch# 971872 DEEDWARR
02/17/2023 10:44:08 AM 2 pgs
Fees: $13.00 Taxes: $1,912.90

20230217-0011667

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jamie S. Kenney 5501 Louisiana Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 091 06 0 341.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph Scheele, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jamie S. Kenney**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1402, as shown on the map entitled Plan No. 2 of West Nashville, Tennessee of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee and further described according to survey by David P. Brackman, RLS #1684, Brackman Land Surveying, 1707 Gale Lane, Nashville, TN 37212 dated August 30, 2013 as follows:

Beginning at an iron pin on the right of way of Louisiana Avenue, said point being 35 feet West of the SW intersection of Louisiana and 55th Avenue, North;

Thence with ROW of Louisiana, N 87 deg 33 min 00 sec E 35.00' to an iron pin;
Thence with ROW of 55th Ave. North S 02 deg. 40 min 03 sec E149.66' to an iron pin at an alley;
Thence with alley S 87 deg 33 min 00 sec W 35.00' to an iron pin;
Thence N 02 deg 40 min 03 sec W 149.66' to the point of beginning, containing 5237.89 square feet.

Being the same property conveyed to Joseph Scheele, a single man, by Warranty Deed from Matthew Schaller, an unmarried man, of record in Instrument No. 20160607-0057372, in the Register's Office of Davidson County, Tennessee, dated June 01 2016, and recorded on June 07, 2016.

Said property was never the primary martial residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Plan No. 2 of West Nashville, as recorded in Book 57, Page 172.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 5501 Louisiana Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of February, 2023.

Joseph Scheele

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph Scheele, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of February, 2023.

Notary Public
My Commission Expires: _____

