Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 977098 DEEDWARR
03/06/2023 09:39:20 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50

20230306-0015678

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $465,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of March, 2023.

Notary Public
My Commission Expires: _____

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Sarah Ellen Young 5152 Ashley Drive Nashville, TN 37211	New Owner	Tax Parcel ID No. 161-06-0-044.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT TIMOTHY SCHMIDT, UNMARRIED** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **SARAH E. YOUNG, a single woman** ("Grantee"), Grantee's 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. 119 on the Plan of Section One, Huntington Park of record in Plat Book 4175, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to ROBERT TIMOTHY SCHMIDT, AN UNMARRIED PERSON by deed from JOHN G. ENGLISH AND KIMBERLY P. ENGLISH, of record in BK 10588 PG 480, dated August 29th, 1997, said Register's Office.

This is improved property commonly known as: **5152 Ashley Drive Nashville, TN 37211**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 2ND day of MARCH, 2023.

ROBERT TIMOTHY SCHMIDT

STATE OF FLORIDA)
)
COUNTY OF DUVAL)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT TIMOTHY SCHMIDT**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 2ND day of MARCH, 2023.



Notary Public

My Commission Expires: 9/12/23