Karen Johnson Davidson County
Batch# 981934 DEEDWARR
03/17/2023 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20230317-0019553

Name and Address of New Owner:
Jeff Schuler and Natasa Von Kaenel
102 Valeria Street
Nashville, TN 37210

Send Tax Bills To:
All Western Mortgage Inc.
8345 W Sunset Rd., Ste 380
Las Vegas, NV 89113

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 119-02-0-251

WARRANTY DEED

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, **David Warren Cole, and wife, Donna H. Cole**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jeff Schuler, unmarried man and Natasha Von Kaenel, unmarried woman joint tenants in common with full rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

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. 8 on the Plat of Barabra Heights, of record in Plat Book 3842, Page 258, Register's Office for said County.

Said Lot No. 8 fronts 50 feet on the north margin of Valeria Street and extends back between parallel lines 155.99 feet to a line on the rear.

Being the same property conveyed to David Warren Cole and wife, Donna H. Cole by Deed dated December 16, 1975 from O.W. Cooper and wife, Helen B. Cooper and Joe V. Dobbs and wife, Buena M. Dobbs recorded December 19, 1975 in Book 4981, Page 90 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of March, 2023.

_____(SEAL)
David Warren Cole

_____(SEAL)
Donna H. Cole

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of March, 2023, before me personally appeared David Warren Cole and Donna H. Cole, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

_____
Notary Signature
My commission expires:

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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 $380,000.00, 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 March, 2023.

_____
Notary Public
My commission expires:_____
File No. 2023-5755-MA

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 3/16/23 (date of document).

Jennifer Russell
Affiant Signature

3/16/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 16th day of March, 2023.

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL