Karen Johnson Davidson County
Batch# 983426 DEEDWARR
03/22/2023 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20230322-0020829

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Colin Schiller and Sherein Reddin	NEW OWNER	
(NAME) 1003 Fairwin Ave.	(NAME)	07209025800
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Gwyndolyn M. Lane, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Colin Schiller and Sherein Reddin, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 20 on the Map of Eskridge Subdivision of part of the W. B. Franklin Property, as of record in Book 547, Page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 60 feet on the Northerly side of Fairwin Avenue and runs back between parallel lines, 173 feet to a dead line.

Being the same property conveyed to Jake Lane, Jr. and wife, Gwendolyn M. Lane, by virtue of that certain Deed dated June 9, 1977, and being of record at Book 5159, Page 365 in the Register's Office of Davidson County, Tennessee. *Jake Lane, Jr. died on/or about February 10, 2023, leaving Gwendolyn M. Lane as the surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1003 Fairwin Ave Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hand this 16 day of March, 2023.

Gwyndolyn M. Lane by Sandra Lewis, Attorney-In-Fact

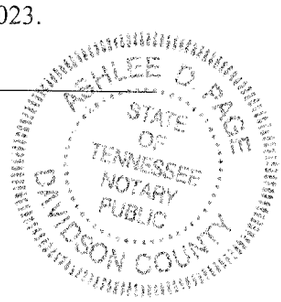
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Sandra Lewis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Gwyndolyn M. Lane**, and who acknowledged executing the same as the free act and deed of **Gwyndolyn M. Lane.**

WITNESS my hand and official seal at office this 16 day of March, 2023.

Notary Public

My Commission Expires: 9/7/2026



I, Kara Wall, 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).

Affiant Signature

Date 3/20/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

