Karen Johnson Davidson County
Batch# 984580 DEEDWARR
03/24/2023 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $9,620.00
20230324-0021707

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 221042837** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $2,600,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 23rd day of March, 2023.<br><br>Notary Public<br>My Commission Expires: |

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Tyrus O'Neill and Monique Schreiner<br>2510 Belmont Blvd<br>Nashville TN 37212 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>117 04 0 040.00 |

**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, **Amanda Wilson and Phillip Wilson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tyrus K. O'Neill and Monique Schreiner, husband and wife,** ("Grantees"), their 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 the Northerly 42 feet of Lot No. 112 and the Southerly 8 feet of Lot No. 113 on the Plan of Belmont Land Co's Plan of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Northerly 42 feet of Lot No. 112 and the Southerly 8 feet of Lot No. 113 fronts 50 feet on the Easterly side of Belmont Boulevard and runs back between parallel lines 183 feet to a line in the rear which is a dead line measuring 50 feet thereon.

Being the same property conveyed to Phillip Wilson and Amanda Wilson, husband and wife, by Warranty Deed from Timothy B. Shaw, an unmarried man, of record in Instrument No. 20191008-0102867, in the Register's Office of Davidson County, Tennessee, dated September 27, 2019 and recorded on October 08, 2019.

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.

Taxes for the year 2023 and thereafter, not yet due and payable.

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 Belmont Land Co's Plan showing Sub. of 10 Acres and Re Sub of Lots 1-6 & 20-25, as recorded in Plat Book 421, Page(s) 34.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Accessory Dwelling, Detached Historical recorded in Instrument No. 20180423-0037784.

This is improved property located at 2510 Belmont Blvd Nashville TN 37212

**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 23rd day of March, 2023.

Amanda Wilson

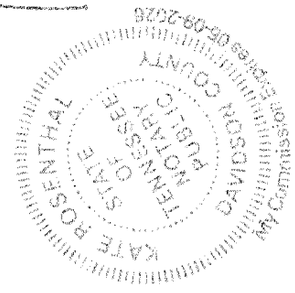
Phillip Wilson

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

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

Witness my hand, at office, this 23rd day of March, 2023.

Notary Public
My Commission Expires: _____



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 3/23/23 (date of document).

Affiant Signature

Date 3/24/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

