THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney

Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
David Brett Schultz
and Austin Drake Atchley
1216 Lilac Drive
Nashville, TN 37076
SEND TAX BILLS TO:
NEW OWNERS

Karen Johnson Davidson County
Batch# 988050 DEEDWARR
04/04/2023 10 05 45 AM 2 pgs
Fees $13 00 Taxes $1,924.00
20230404-0024346

WARRANTY DEED

(Map 075-12-0E; Parcel 037.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **JUAN FLORES AND ADRIANNE M. FLORES, HUSBAND AND WIFE,** hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **DAVID BRETT SCHULTZ, UNMARRIED, AND AUSTIN DRAKE ATCHLEY, UNMARRIED,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND located in Davidson County, Tennessee, being Lot No. 16, First Revision, Final Plat, Blossom Trace, as of record in Instrument No. 20010920-0101745; Corrected by Surveyor's Certificate of Correction in Instrument No. 20011025-0116872, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Juan Flores and Adrianne M. Flores, husband and wife, by Warranty Deed dated September 27, 2013 from Jeremy J. Brywczynski and wife, Cammi N. Brywczynski, recorded October 1, 2013, in Instrument No. 20131001-0102885, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 1216 Lilac Drive, Nashville, TN 37076.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2023 real property taxes which will be prorated at closing and paid by the Grantees.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands and signatures on this the 31st day of March, 2023.

JUAN FLORES

ADRIANNE M. FLORES

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Juan Flores and Adrianne M. Flores, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of March, 2023.

Notary Public

My Commission Expires: October 22, 2025

(SEAL)

LYNAE WILDER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $520,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 31st day of March, 2023.

Notary Public

My commission Expires: October 22, 2025

LYNAE WILDER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. GTS1-2023-97