WARRANTY DEED

Karen Johnson Davidson County
Batch# 988098 DEEDWARR
04/04/2023 10 49 02 AM 2 pgs
Fees $13 00 Taxes $3,078 40

20230404-0024402

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $832,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF APRIL, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

Prepared by·
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Martha Humphreys Schmidt and Evan Douglas Schmidt, wife and husband	New Owner	091 07 0 339 00
(NAME)	(NAME)	
4809B Michigan Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Callan Lindsey Morrison, an unmarried woman, and Nathan Baugh, an unmarried man,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Martha Humphreys Schmidt and Evan Douglas Schmidt, wife and husband**, hereinafter called the GRANTEE(S), their assigns, 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 720 and the Easterly half of Lot No. 722 of Block No 107 Plan No 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for said County

Said Lot No 720 and the Easterly part of Lot No. 722 front together 37-1/2 feet on the Southerly side of Michigan Avenue, and runs back between parallel lines 150 feet to an alley

Being the same property conveyed to Callan Lindsey Morrison and Nathan Baugh, Both unmarried by Warranty Deed from Elliott Development, LLC, a Tennessee Limited Liability Company, dated 12/04/2020, of record in Instrument No. 20201207-0141617, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☐ 4809B Michigan Avenue, Nashville, TN 37209
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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

Effective the 3rd day of April, 2023

Callan Lindsey Morrison

Nathan Baugh

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Callan Lindsey Morrison and Nathan Baugh, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described herein, and who acknowledge that they executed the within instrument for the purposes therein contained

Witness my hand and Official seal this 3rd day of April, 2023

Notary Public
My Commission Expires 10/11/2025

RETURN TO:
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360
Brentwood, TN 37027

