THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230243704**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,797,000.00. Affiant Subscribed and sworn to before me, this 31st day of March, 2023. Notary Public My Commission Expires:

HOLLY WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

Karen Johnson Davidson County
Batch# 988120 DEEDWARR
04/04/2023 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $6,648.90
20230404-0024433

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kendall Green Schell and Ryan Flemming Schell 244 Haverford Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 129 04 0 037.00

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, **Michael W. Moloney and Taylor B. Moloney, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kendall Green Schell and Ryan Flemming Schell, wife and husband**, ("Grantees"), its successors, 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 Lot No. 9 on the Plan of Westview Subdivision of record in Plat Book 2330, Page 155, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael W. Moloney and Taylor B. Moloney, husband and wife, by Quitclaim Deed from Susan Taylor Beach, unmarried, now known as Taylor B. Moloney, married, of record in Instrument No. 20080403-0033722, in the Register's Office for Davidson County, Tennessee, dated March 26, 2008 and recorded on April 3, 2008.

Being the same property conveyed to Susan Taylor Beach, an unmarried woman, by Warranty Deed from Scott T. Ruark and wife, Carrie Dale Ruark, of record in Instrument No. 20030303-0027410, in the Register's Office for Davidson County, Tennessee, dated February 25, 2003 and recorded on March 3, 2003.

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), 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 Westview Subdivision, as recorded in Plat Book 2330, Page(s) 155.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2750, Page 535.

This is improved property located at 244 Haverford Avenue Nashville TN 37205

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 31st day of March, 2023.

Michael W. Moloney

Taylor B. Moloney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael W. Moloney and Taylor B. Moloney, 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 31st day of March, 2023.

Notary Public
My Commission Expires: _____

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

Certificate of Authenticity

I, Robin B. White, 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 3.31.23.

Date

RB. White

Affiant Signature

3.31.23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31 day of March, 2023

Sydney Lasch

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

