WARRANTY DEED

CARLA A. BILLARD NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $280,000 00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 04/12/2023

MY COMMISSION EXP

Karen Johnson Davidson County
Batch# 992831 DEEDWARR
04/17/2023 12 27 41 PM 3 pgs
Fees $18 00 Taxes $1,036.00

20230417-0027978

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3237

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Benjamin S. Kessler and Ashley A. Kessler	Same	181-05-0A-105 00-CO
934 Governors Court #105		
Antioch, TN 37013		

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,

Caley Caldwell nka Caley Scheidecker and Stuart Scheidecker

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Benjamin S. Kessler and Ashley A. Kessler, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND 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 Unit No 105 on the Plan of Mill Ridge Condominiums, a Condominium Development, a Horizontal Property Regime, with Private Elements of record in Exhibit "D" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20180222-0017118, in the 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 Caley Caldwell, a single woman by Special Warranty deed from Craighead Partners, LLC, a Tennessee limited liability company of record in Instrument No 20191015-0105414 Register's Office for Davidson County, Tennessee, dated October 14, 2019 and recorded on October 15, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE

Stuart Scheidecker joins in the execution of this instrument for the purpose of conveying his interest, marital or otherwise in the above described property

This is property known as 934 Governors Court #105 Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on April 12, 2023.

Stuart Scheidecker

Caley Scheidecker

STATE OF TENNESSEE

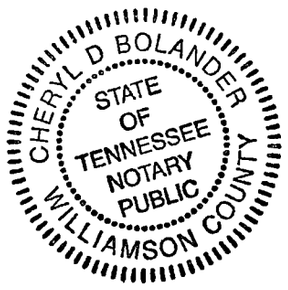
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Stuart Scheidecker and Caley Scheidecker, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this April 12, 2023

Notary Public

My Commission Expires. 4/11/23



File #: 2023-3237

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027