WARRANTY DEED

Karen Johnson Davidson County
Batch# 995659 DEEDWARR
04/24/2023 02 10 18 PM 2 pgs
Fees $13 00 Taxes $3,885 00

20230424-0030029

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,050,000.00.

Margaret South
Affiant

Subscribed and sworn to me on April 20, 2023.

S Denise Woods
NOTARY PUBLIC

My Commission Expires

SANDRA DENISE WOODS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024

ORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY.
(Pete Weiss, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #36288

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Micki E. Pendleton 424 Prestwick Ct Nashville, TN 37205	NEW OWNER	104-14-0H-045.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Lisa A. Shmerling and Michael D. Shmerling, wife and husband**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Micki E. Pendleton,** hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Revised Final Plat of Whitworth, Phase 3, Section 2 of record in Plat Book 7900, Page 969, revising Plat Book 7900, Page 869, as amended in Book 9582, Page 838 and corrected in Book 10270, 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.

Being the same property conveyed to Lisa A Shmerling and Michael D Schmerling, wife and husband, by deed from David J. Mahanes, III, Executor of the Estate of Dorothy R. Mahanes, of record on May 2, 2011 in Instrument No. 20110502-0033325, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following. (i) all property taxes and assessments; (ii) restrictions, conditions, reservations, covenants, and easements of record; (iii) public rights of way, utility, and drainage easements; (iv) zoning and planning ordinances and regulations, (v) all matters shown on plats and plans of record; (vi) and health department regulations that may affect the property.

BEING ☐ unimproved ☒ improved property known as:

424 Prestwick Court, Nashville, TN 37205

(House Number) (Street) (City or Town) (State) (Zip)

[SIGNATURES COMMENCE ON PAGE 2]

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), their heirs and assigns, (or successors and representatives), forever, and GRANTORS do covenant with the said GRANTEE(S) that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns (or successors and representatives), to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, (or successors and representatives), 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/our hand(s) this 20 day of April, 2023

Lisa A. Shmerling

Michael D. Shmerling

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Lisa A. Shmerling and Michael D. Shmerling, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal, this 20 day of April, 2023.

NOTARY PUBLIC

My Commission Expires: 5/9/2026

TERESA KERSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY