THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230444242** Karen Johnson Davidson County Batch# 997331 DEEDWARR 04/28/2023 09 34 47 AM 2 pgs Fees $13.00 Taxes $1,620 60 20230428-0031390	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $438,000 00 Katie Bradley Affiant Subscribed and sworn to before me, this 26th day of April, 2023 Notary Public My Commission Expires VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 06, 2025

WARRANTY DEED

Address New Owner: Laura B. Houston and Richard M. Houston 304 Roslyn Court Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information. Tax Parcel ID No 141 07 0B 071.00

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, **Joseph Alexander Schnitzer and Meredith Lyndy Schnitzer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Laura B. Houston and Richard M. Houston, husband and wife**, ("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 69 on the First Revision, Section Three, Somerset Farms, a Planned Unit Development, as of record in Book 7900, Page 741, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof

Being the same property conveyed to Meredith Lyndy Schnitzer and Joseph Alexander Schnitzer, Wife and Husband, by Warranty Deed from Amie Crolley, Unmarried, of record in Instrument No. 20161228-0136105, in the Register's Office of Davidson County, Tennessee, dated December 21, 2016, and recorded on December 28, 2016

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), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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 First Revision, Section Three, Somerset Farms, as recorded in Book 7900, Page 741.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P U.D. Boundary Plat, Somerset Farms, as recorded in Book 6900, Page(s) 972 and Book 7900, Page 327

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Three, Somerset Farms, as recorded in Book 7900, Page 721

Declaration of Covenants, Conditions and Restrictions recorded in Book 8556, Page 11 as Supplemented and Amended in Book 11433, Page 936 and Book 9383, Page 526 as re-recorded in Book 9662, Page 869; Supplemented and Amended in Book 10410, Page 89.

This is improved property located at 304 Roslyn Court Nashville TN 37221

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 26th day of April, 2023

Joseph Alexander Schnitzer

Meredith Lyndy Schnitzer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph Alexander Schnitzer and Meredith Lyndy Schnitzer, 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 26th day of April, 2023

Notary Public
My Commission Expires: _____

