Karen Johnson Davidson County
Batch# 999374 DEEDWARR
05/03/2023 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20230503-0032935

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Julie Baily
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF APRIL, 2023.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

LR-P-23-1030

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jean Schoeneweis and Brandon Schoeneweis	~~New Owner~~ Call PINNACLE BANK	
(NAME)	(NAME)	
1030 44th Ave N	15025 BALLANTROTT PKWY 2nd FLR	**091-08-0-037.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	CHARLOTTE, NC 28277	
(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 consideration, the receipt of which is hereby acknowledged, **SUBURBAN COWBOYS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRANDON SCHOENEWEIS AND JEAN PALMER SCHOENEWEIS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

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. 12, on the Map of L.H. Davis ReSubdivision of Lot No. 41 of the Clifton Plan, of record in Book 57, Page 100, Register's Office, Davidson County, Tennessee, and situated on the East side of 44th Avenue North (formerly Langlin Street).

Said Lot fronts 50 feet on the 44th Avenue North and runs back between parallel lines 150 feet to an alley.

LESS AND EXCEPT that portion of property conveyed to The Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20210722-0098604, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Suburban Cowboys, LLC, a Tennessee limited liability company by Warranty Deed from Miranda McKissack McCord of record in Instrument No. 20201009-0117715 Register's Office for Davidson County, Tennessee, dated October 08, 2020 and recorded on October 09, 2020.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 100, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20210722-0098604, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1030 44th Ave N, Nashville, Tennessee 37209**.

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 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), 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/our hand(s) this the 28 DAY OF APRIL, 2023.

Suburban Cowboys, LLC

BY: _____
Sean Kelly
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SEAN KELLY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of SUBURBAN COWBOYS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th of April, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY
Logan

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 May 3, 2023 (date of document).

Affiant Signature

May 3, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 3rd day of May, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023