Return to
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. _____

Karen Johnson Davidson County
Batch# 1007459 DEEDWARR
05/25/2023 10 12 11 AM 2 pgs
Fees $13 00 Taxes $1,616 90

20230525-0039407

Prepared by
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $437,000 00

Affiant

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this 18th day of May, 2023.

Notary Public
My commission expires 10/2/23

Address of New Owner:	Send Tax Bills to:	Tax Information
Abigail Grace Schneller et al 3109 Albion St. Nashville, TN 37209	Same as new owner	092-05-0-152

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **IKJ Real Estate LLC, a Georgia Limited Liability Company** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Abigail Grace Schneller, an unmarried woman and Mary Schneller and Daniel Schneller, wife and husband,** 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.

Grace

Being Lot No 2 and a portion of Lot 1, as shown on the map entitled George L Waddey's Subdivision of Block 16 and 26, Midway, of record in Plat Book 421 Page 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to IKJ Real Estate, LLC, a Georgia Limited Liability Company by deed from Ryan Perry Lockert and Krystal Lockert, husband and wife, of record in Instrument No 20230127-0006305, Register's Office for Davidson County, Tennessee, and dated January 26, 2023

This conveyance is made subject to the following·

1 Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable

2 All matters appearing on the plan of George Waddey's Subdivision of Block 16 and 26, Midway, of record in Plat Book 421 Page 55 Register's Office for Davidson County, Tennessee

This property is improved property known as 3109 Albion Street, Nashville, TN 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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 18th day of May, 2023.

IKJ Real Estate LLC, a Georgia Limited Liability Company

By: _____
Ivorin Jones, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____ of the state and county mentioned, personally appeared Ivorin Jones, Member of IKJ Real Estate LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of IKJ Real Estate LLC, the within named bargainor, a Limited Liability Company, and that such Ivorin Jones, Member of IKJ Real Estate LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in _____, this 18th day of May, 2023.

_____
Notary Signature

My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY