THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 230544531**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,200,000 00. Affiant Subscribed and sworn to before me, this 24th day of May, 2023. Notary Public My Commission Expires: 03/09/2027

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

Karen Johnson Davidson County
Batch# 1009253 DEEDWARR
05/31/2023 09 49 24 AM 2 pgs
Fees $13 00 Taxes $11,840 00

20230531-0040845

WARRANTY DEED

Address New Owner: Stephen Schleicher and Magdalena Schleicher 1012 Grandview Drive Nashville TN 37204	Send Tax Bills To: Same as new owner	Tax Information: Tax Parcel ID No. 118-13-0-038.00

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, **1707 Ashwood, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen Schleicher and Magdalena Schleicher, husband and wife**, ("Grantees"), their 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. 36 and the South 8 feet of the West 75 feet of the East 150 feet of Lot No. 38 on the Map of Section One, Oriental Golf Club Subdivision, as of record in Book 1424, page 10, Register's Office for said County.

Said Lot No. 36 and part of Lot No. 38 fronts 75 feet on the North side of Grandview Drive and runs back between parallel lines 183 feet to a dead line.

Being the same property conveyed to 1707 Ashwood, LLC, a Tennessee limited liability company by Quitclaim Deed from JBT Construction, LLC, a Tennessee limited liability company of record in Instrument Number 20210622-0084361, in the Register's Office for Davidson County, Tennessee, dated June 22, 2021 and recorded on June 22, 2021, and as corrected by Scrivener' s Affidavit recorded on July 01, 2021 of record in Instrument Number 20210701-0089006, said Register's Office.

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.

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 1424, Page 10, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This is improved property located at 1012 Grandview Drive Nashville TN 37204

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-23-1012

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 24th day of May, 2023.

1707 Ashwood, LLC

BY _____
Jason Tidwell, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Jason Tidwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member (or other officer authorized to execute the instrument) of 1707 Ashwood, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 24th day of May, 2023.

_____
Notary Public
My Commission Expires: _____

