Karen Johnson Davidson County
Batch# 1014913 DEEDWARR
06/14/2023 09 33 29 AM 2 pgs
Fees $13 00 Taxes $1,147 00
20230614-0045276

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 23-4189
Parcel ID: 135-08-0A-653-00

Property Address:
653 Long Hunter Court, Nashville, TN 37217

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Warranty Deed

Send Tax Statements To:
First Horizon Bank
12719 Cantrell Rd Ste 200
Little Rock AR 72223

Address of New Owner:
Kayla Cowan
653 Long Hunter Ct
Nashville TN 37217

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **ERIC WILLIAM SCHELL, an unmarried man, and GARY WINSTON SCHELL, an unmarried man,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **KAYLA COWAN, a unmarried woman,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being Unit No. 653 of Nashboro Village Nineteen Condominium, a condominium or horizontal property regime established by Master Deed of record in Book 5333, page 957, said Register's Office, and shown on a plan of record in Book 5200, page 80, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to GARY WINSTON SCHELL and ERIC WILLIAM SCHELL by Deed dated November 4, 2022 from J. LEON WURTH, a single man, recorded November 10, 2022, in Instrument Number 20221110-0120653, in the Official Records of Davidson County, Tennessee.
Also being the same property conveyed to J. LEON WURTH by Deed dated August 26, 1996 from GARY RANDALL and wife, CYNDI RANDALL, recorded September 11, 1996, in Book 10187, Page 386, in the Official Records of Davidson County, Tennessee.

This is improved property known as 653 Long Hunter Court, Nashville, TN 37217.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2023 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 4660, page 85 and Plat Book 5200, page 80, Register's Office for Davidson County, Tennessee.

3. Charter for Homeowner's Association of record in Book 5344, page 959, Register's Office for Davidson County, Tennessee.

4. Master Deed to Homeowner's Association as contained in Book 5333, page 957 and Book

5469, page 840, Register's Office for Davidson County, Tennessee.

5. Declaration of Covenants, Conditions and Restrictions of record in Book 4827, page 14, Register's Office for Davidson County, Tennessee

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 12 day of June, 2023.

ERIC WILLIAM SCHELL

Gary Winston Schell by Eric William Schell, his Attorney in fact

GARY WINSTON SCHELL by ERIC WILLIAM SCHELL, his Attorney-In-Fact, of record in Instrument No. 20230614-0075275 RODC, TN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named ERIC WILLIAM SCHELL , with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that he, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 12 day of June, 2023.

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2-1-27

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ON THIS 12 day of June, 2023, before me personally appeared ERICK WILLIAM SCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of GARY WINSTON SCHELL, and who acknowledged that he executed the same as the free act and deed of GARY WINSTON SCHELL.

WITNESS my hand and official seal at Franklin, Tennessee, this 12 day of June, 2023.

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires:
2-1-27

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $310,000.00.

Affiant

SWORN TO and subscribed before me on this 12 day of June, 2023.

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2-1-27