Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. G-P-23-1423

Karen Johnson Davidson County
Batch# 1016601 DEEDWARR
06/20/2023 10 12 05 AM 2 pgs
Fees $13 00 Taxes $2,775 00

20230620-0046571

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000 00

Maria Uebelhor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF June, 2023

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

ADAM H. JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No 2023-GTE-164

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Maria Uebelhor	Same as new owner	082 09 0T 009 00
(NAME)	(NAME)	
1423 4th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville , TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Matthew Watson Schappell and Erika Nelson Schappell, husband and wife** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Maria Uebelhor, a single woman** (the "**Grantee**"), her heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 9 of Germantown Station Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration establishing Germantown Station Condominium of record as Instrument No. 20100804-0061209, as amended in Instrument No. 20111020-0081623, in the Register's Office for Davidson County, Tennessee, subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on the plat of Germantown Station Condominium attached as Exhibit "B" to said amendment to Declaration; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration, as amended.

Being the same property conveyed to Matthew Watson Schappell and Erika Nelson Schappell, husband and wife, by General Warranty Deed from James M. Haggard and wife, Lynn S. Haggard, of record in Instrument No. 20191007-0102385, in the Register's Office of Davidson County, Tennessee, dated September 30, 2019 and recorded on October 07, 2019.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2023 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 1423 4th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 14th day of June, 2023.

GRANTOR:

Matthew Watson Schappell

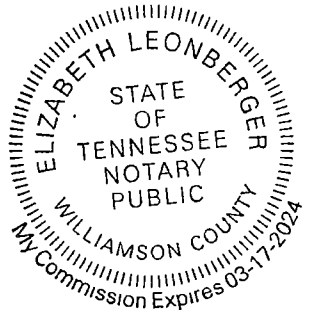
Erika Nelson Schappell

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Matthew Watson Schappell and Erika Nelson Schappell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 14th day of June, 2023.



Notary Public

My Commission Expires: 3·17·24