THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230544698

Karen Johnson Davidson County
Batch# 1016612 **DEEDWARR**
06/20/2023 10 18 19 AM 2 pgs
Fees $13 00 Taxes $5,690 60

20230620-0046584

Prepared by
Record and Return To
Chapman and Rosenthal Title In
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,538,000.00

Affiant

Subscribed and sworn to before me, this 16th day of June, 2023

Notary Public
My Commission Expires

SEZEN KILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner.	Send Tax Bills To	Tax Information.
Marcus E. Schulz PO Box 150766 Nashville, TN 37215	New Owner	Tax Parcel ID No 132-05-0-160.00

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, **Michael G. Stahl and Heather A. Davidson, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Marcus E. Schulz, unmarried**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows·

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 3 on the Plan of Orr Manor, not of record, and described as follows.

Beginning at a point in the southerly margin of Glendale Lane, at the common corner of Lots 2 and 3; thence with the line between said lots, southeasterly 247 6 feet to the corner of said lots and of Lot 12, thence with the line between Lots 3 and 12; northeasterly 200 feet to the corner of said lots and of Lots 11 and 4; thence with the line between Lots 3 and 4, northwesterly 319 feet to the margin of Glendale Lane; then with the margin of said Land, southwesterly 187 feet to the beginning.

Being the same property conveyed to MICHAEL G STAHL and HEATHER A. DAVIDSON, HUSBAND AND WIFE, by deed from MICAH WILSHIRE AND LORI L. WILSHIRE, of record in Instrument No. 20170608-0057708 , dated June 7, 2017 , 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.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par 132-05-0-160 00

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6391, page 651, said Register's Office

This is improved property located at 861 Glendale Lane Nashville TN 37204

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 16th day of June, 2023

Michael G. Stahl

Heather A Davidson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael G. Stahl and Heather A Davidson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of June, 2023

Notary Public

My Commission Expires: _____

