Record and Return to
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1017674 DEEDWARR
06/22/2023 10 19 21 AM 2 pgs
Fees $13 00 Taxes $2,497 50

20230622-0047333

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF June, 2023

NOTARY PUBLIC
MY COMMISSION EXPIRES
(AFFIX SEAL)

LESLIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILL TO	MAP 172
Thomas Fanjoy, II Ashley K. Smith 5953 Woodlands Avenue Nashville, Tennessee 37211	New Owner	GROUP 03 0A PARCEL 120.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Michael Schmid,and Catherine Schmidt, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Thomas Fanjoy, II and Ashley K. Smith, husband and wife

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows To wit

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Final Plat, The Woodlands Subdivision, Phase 4, Section 1B, "Planned Unit Development" of record in Plat at Instrument No. 20070705-0080225, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Schmidt and Catherine Schmidt, husband and wife by Quitclaim Deed from Michael Schmidt, married man dated May 8, 2020, and filed of record in Instrument No. 2020514-0050154, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Schmidt, unmarried man by Warranty Deed from David Michael Scott, married, dated July 18, 2017, and filed of record in Instrument No. 20170720-0073700, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following
1) 2023 taxes and subsequent years
2) Any and all restrictions, conditions, and easements of record

This is improved property known as **5953 Woodlands Avenue, Nashville, Tennessee 37211.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

WITNESS my hand and official seal at office this 21st day of June, 2023.

Michael Schmidt

Catherine Schmidt

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Michael Schmid, and Catherine Schmidt with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 21st day of June, 2023.

NOTARY PUBLIC

My Commission Expires 03-09-27

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027