Karen Johnson Davidson County
Batch# 1027019 DEEDWARR
07/17/2023 02:35:30 PM 2 pgs
Fees: $13.00 Taxes: $1,609.50
20230717-0054825

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

ROBERT HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July 2023.

Notary Public

MY COMMISSION EXPIRES: 5/9/26

(AFFIX SEAL)

G-P-23-2947

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tatiane Komrij and Austin Parvin	TATIANE KOMRIJ AND AUSTIN PARVIN	
(NAME)	(NAME)	
2947 Hillhurst Drive	2947 HILLHURST DR.	**060-07-0-093.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	NASHVILLE TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KURT G. SCHREIBER, AN UNMARRIED MAN, AND AND NELDA B. SCHREIBER, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TATIANE KOMRIJ AND AUSTIN PARVIN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 43, on the Plan of Hillhurst Acres, Section 3, as of record in Book 2331, page 86, Register's Office of Davidson County described as follows:

BEGINNING on the westerly margin of Rich Acres Drive at the corner of Lots 42 and 43; thence with the line between said two lots westerly 150.1 feet to the corner of Lots 42, 43 and 44; thence with the line between Lots 43 and 44, northerly 175.2 feet to the southerly margin of Hillhurst Drive; thence with the same easterly 130 feet to the beginning of a curve; thence around said curve having a radius of 20 feet southeasterly 31.42 feet to the westerly margin of Rich Acres Drive; thence with the same southerly 155 feet to the beginning.

Being the same property conveyed to Kurt G. Schreiber and Nelda B. Schreiber, as joint tenants in common with right of survivorship, by Warranty Deed from H. Ray Beliles and H. Maria Beliles, husband and wife, Tina Caldwell, Dawn Meek, Sara Jo Beliles and Betsy Fletcher, dated July 5, 2017 and recorded July 10, 2017 in Instrument No. 20170710-0069142, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 86, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2485, Page 306, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2947 Hillhurst Drive, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 11th DAY OF JULY, 2023.

Kurt G. Schreiber

Nelda B. Schreiber

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KURT G. SCHREIBER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of July, 2023.

Notary Public
My Commission Expires:
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NELDA B. SCHREIBER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of July, 2023.

Notary Public
My Commission Expires:
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law, on July 11, 2023.

7/17/23
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 17 day of July, 2023.

Notary Public:

My Commission Expires: 7.6.26