Karen Johnson Davidson County
Batch# 1031829 DEEDWARR
07/28/2023 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20230728-0058316

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-2244

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

KAZ ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-07-2025

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of July, 2023

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Adam J. Schiller and Anastasia V. Schiller 1515 Bridgecrest Drive #311 Antioch, TN 37013	SWBC Mortgage Corp 9311 Sand Pedro #100 San Antonio, TX 78216	149 15 0B 044.00 – CO

WARRANTY DEED

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, I/WE,

Megan Darlene Schultz, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Adam J. Schiller and Anastasia V. Schiller, 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 Unit No. 311, as shown on the map entitled Cambridge Forest Townhomes, of record as Instrument No. 20040224-0020966, Declaration of Restrictive Covenants recorded in Book 10332, Page 1; as amended Book 10774, Page 723 and Instrument No. 20190314-0023576 and Declaration of Covenants, Conditions and Restrictions for Cambridge Forest Townhomes recorded in Instrument No. 20030806-0112013, Amendments recorded in Instrument No. 20160412-0034960; Instrument No. 20160412-0034961; Instrument No. 20160502-0042419; Instrument No. 20180607-0054595; Instrument No. 20190308-0021543; Holiday Decorations Rules in Instrument No. 20160412-0034962; Rule Regarding Vehicles in Instrument No. 20160412-0034963; Dumpster Rules in Instrument No. 20160412-0034964; Parking Rules in Instrument No. 20160502-0042420 and Instrument No. 20190308-0021544 and

Amended in Instrument No. 20220713-0080377; Leasing Rule in Instrument No. 20160502-0042421 and Instrument No. 20160502-0042422; Amendment to Bylaws recorded in Instrument No. 20180607-0054594 and Scrivener's Affidavit recorded in Instrument No. 20190524-0049438 and Owner and Occupant Information recorded in Instrument No. 20220713- 0080376, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Grantor acquired title by a deed of record as 20220721-0083432

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1515 Bridgecrest Drive #311, Antioch, TN 37013

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 so 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.

Dated this the 26th day of July, 2023.

Megan Darlene Schultz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of July, 2023, before me personally appeared Megan Darlene Schultz, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of July, 2023.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02-22-2026
WILLIAMSON COUNTY

WARRANTY DEED

True Copy Certification

I, **Pam Autry,** 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 this the ~~AM~~ 26th day of July, 2023.

Pam Autry
Affiant Signature
Date 7/27/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27 day of July, 2023.

C. Loy Carney
Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024