WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $733,999.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/16/2024
(AFFIX SEAL)

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1044357 DEEDWARR
08/30/2023 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $2,715.80
20230830-0068116

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0409

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tanna Rene Walker and Erica Marie Schoch	New Owner	Map: 06215000700
(NAME) 2605 Lishwood Drive	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SEVEN HUNDRED THIRTY-THREE THOUSAND NINE HUNDRED NINETY-NINE AND NO/100 DOLLARS ($733,999.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

STEVE GREENWOOD AND KATIE GREENWOOD, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TANNA RENE WALKER AND ERICA MARIE SCHOCH, A MARRIED COUPLE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 126 on the Plan of Sutherland Heights, Section III, as of record in Book 2663, page 117, Register's Office for said County.

Said lot fronts 129.13 feet on the northerly side of Lishwood Drive and runs back 151 feet on the easterly line and 241 feet on the westerly line, to a dead line, which is a broken line on which it measures 179 feet.

Being the same property conveyed to Steve Greenwood and Katie Greenwood, husband and wife, by deed from Joy D. Christofferson, unmarried, of record in Instrument No. 20221205-0126980, dated December 5, 2022, Register's Office for said County.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2663, Page 117, said Register's Office; (3) Sewer and Drainage Easement to Metropolitan Government of Nashville and Davidson County of record in Book 8358, Page 77, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 2877, Page 253, amended in Book 2879, Page 3 and Book 2859, Page 57, Register's Office for said County.

Steve Greenwood and Steven Greenwood being one and the same person.

Katie Greenwood, Kathryn Greenwood, and Katherine Greenwood being one and the same person.

unimproved ☐
This is improved ☒ property, known as 2605 Lishwood Drive, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 29th day of August, 2023.

Steve Greenwood

Katie Greenwood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steve Greenwood and Katie Greenwood, with whom I am personally acquainted (or 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 and official seal this, 29th day of August, 2023.

My Commission Expires: 3-2-26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 8/29/23.

Affiant Signature – Joshua A. Terry

8/30/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/30/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27