WARRANTY DEED

Karen Johnson Davidson County
Batch# 1046387 DEEDWARR
09/05/2023 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $3,657.45
20230905-0069578

File No. DH-23-5238

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $988,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara Jean Kindt, Trustee of Barbara Jean Kindt 1994 GST Revocable Trust dated November 3, 1994, as amended	Same as New Owner	
(NAME)	(NAME)	
1412 Forrest Avenue		083-09-0-380.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Michael Scheideman and Marissa Moss, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Barbara Jean Kindt, Trustee of Barbara Jean Kindt 1994 GST Revocable Trust, dated November 3, 1994, as amended**, HEREINAFTER CALLED THE GRANTEE, 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 the Easterly 43-2/3 feet of Lot No. 38 on the Plan of A.V.S Lindsley, 29 Acre Tract of record in Plat Book 57, Page 66, in the Register's Office for Davidson County, Tennessee.

Said Easterly part of Lot No. 38 fronts 43-2/3 feet on the Southerly side of Forrest Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Michael Scheideman and Marissa Moss, husband and wife by Warranty deed from Rice Property Management, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150312-0021050 Register's Office for Davidson County, Tennessee, dated March 9, 2015 and recorded on March 12, 2015.

This is property more commonly known as 1412 Forrest Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 5th day of September, 2023.

Michael Scheideman

Marissa Moss

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of September, 2023, before me personally appeared Michael Scheideman and Marissa Moss, 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 5th day of September, 2023.

Notary Signature
My commission expires:



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **September 5, 2023**.

Date

D Hardwick

Affiant Signature

September 5, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **5th** day of **September**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026