WARRANTY DEED

Karen Johnson Davidson County
Batch# 1054780 DEEDWARR
09/27/2023 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $6,105.00
20230927-0075899

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 2023.

Notary Public

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

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
William Jacob Rasnick and Elizabeth Rasnick	NEW OWNER	132-05-0-160.00
(NAME)	(NAME)	
861 Glendale Lane	861 Glendale Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Marcus E. Schulz, unmarried**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **William Jacob Rasnick and Elizabeth Rasnick, husband and wife**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 3 on the plan of ORR MANOR, not of record, and described as follows:

Beginning at a point in the southerly margin of Glendale Lane, at the common corner of Lots 2 and 3; thence with the line between said lots, southeasterly 247.6 feet to the corner of said lots and of Lot 12, thence with the line between Lots 3 and 12; northeasterly 200 feet to the corner of said lots and of Lots 11 and 4; thence with the line between Lots 3 and 4, northwesterly 319 feet to the margin of Glendale Lane; thence with the margin of said Lane, southwesterly 187 feet to the beginning.

Being the same property conveyed to Michael G. Stahl and Heather A. Davidson, husband and wife, by Warranty Deed dated 06/07/2017 from Micah Wilshire, an unmarried man and Lori L. Wilshire, an unmarried woman, of record in Instrument No. 20170608-0057708, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marcus E. Schulz, unmarried, by Warranty Deed dated 06/16/2023 from Michael G. Stahl and Heather A. Davidson, husband and wife, of record in Instrument No. 20230620-0046584, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Agreements for Dedication of Easements for Sanitary Sewers and/or Storm Drainage of record in Book 6296, Page 914 and Book 6391, Page 651, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 861 Glendale Lane, Nashville, TN 37204
(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.

Effective the 25th day of September, 2023.

Marcus E. Schulz

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 25th day of September, 2023, before me personally appeared Marcus E. Schulz, 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 (or person's) free act and deed.

Notary Public

Printed Name: the undersigned

My Commission Expires: 11/10/25

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

K. THOMAS SIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON 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 9/25/23.

Affiant Signature – Joshua A. Terry

9/27/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/27/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27