PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $880,000 00

Kim Murray
Affiant

JANICE H. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF SEPTEMBER, 2023

Janice H. Collins
Notary Public

MY COMMISSION EXPIRES 5-5-25
(AFFIX SEAL)

W-KW-23-4203

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)
Robert Schinske and Caitlin Fix	New Owners	
(NAME)	(NAME)	**061-16-0-153 00**
4203 Murray Pl.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **THE KENDRICK GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT SCHINSKE, A SINGLE PERSON, AND CAITLIN FIX, A SINGLE PERSON,** 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, Tennessee, being Tract 35, Block C, on the Map of Greenland Estates, of record in Book 974, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being a portion of the same property conveyed to The Kendrick Group, LLC, a Tennessee Limited Liability Company by Warranty Deed from David A Sueck, Executor of the Estate of Thomas Higgins, David A Sueck, Karen Gerrick, Michael P Sueck, and Sandra Washington of record in Instrument No 20220110-0002885 Register's Office for Davidson County, Tennessee, dated December 29, 2021 and recorded on January 10, 2022

This conveyance is subject to
- Taxes for the year 2023 and subsequent years
- All matters shown on the Plan of record in Book 974, Page 13, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 1358, Page 196, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Sewer Easement of record in Instrument Number 20221219-0130689, as Amended in Instrument Number 20230505-0033473, 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 **4203 Murray Pl, Nashville, Tennessee 37216**

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

Karen Johnson Davidson County
Batch# 1056095 **DEEDWARR**
10/02/2023 11 06 34 AM 2 pgs
Fees $13 00 Taxes $3,256 00

20231002-0077071

Witness my/our hand(s) this the 28th DAY OF SEPTEMBER, 2023

The Kendrick Group, LLC

BY: _____

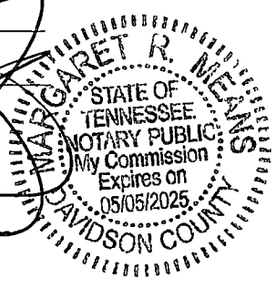
Philip W. Kendrick
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILIP W KENDRICK, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of THE KENDRICK GROUP, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 28th of September, 2023

_____
Notary Public
My Commission Expires _____
(SEAL)



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