Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-3780

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00

Affiant

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

Notary Public

Commission Expires: _____

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023

Karen Johnson Davidson County
Batch# 1058829 DEEDWARR
10/06/2023 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20231006-0078988

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sam Z. Schroeder and Katelyn Bennett 7124 Forrest Oaks Drive Nashville, TN 37221	Fairway Independent Mortgage Corporation 4201 Marsh Lane Carrollton, TX 75007	155-08-0C-128.00-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,

Angella Current-Felder, an unmarried woman,

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

Sam Z. Schroeder and Katelyn Bennett, as joint tenants,

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 Lot No 128 on the Plan of Poplar Creek Estates, Phase II, of Record in Book 6900, Page 339 Through 347, inclusive, Register's Office for Davidson County, Tennessee, to Which Reference is Made for a More Complete Description.

Being the same property conveyed to Angella Current-Felder by Warranty deed from Jeffrey Lynn Wilkerson and wife, Sue Lambert Wilkerson of record in Instrument No. 20020130-0013417 Register's Office for Davidson County, Tennessee, dated January 28, 2002 and recorded on January 30, 2002.

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: 7124 Forrest Oaks Drive, Nashville, TN 37221

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 5th day of October, 2023.

Angella Current-Felder

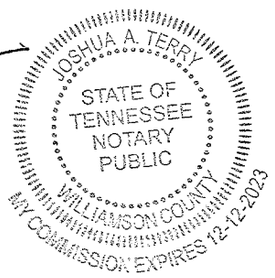
Angella Current-Felder

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of October, 2023, before me personally appeared Angella Current-Felder, 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 October, 2023.

Notary Signature
My commission expires:



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 10/5/2023.

Affiant Signature – Joshua A. Terry

10/6/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/6/2023.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27