Karen Johnson Davidson County
Batch# 1060729 DEEDWARR
10/16/2023 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $2,307.32
20231016-0080742

WARRANTY DEED

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File #23-TC-2815-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $623,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF October, 2023.

Notary Public

MY COMMISSION EXPIRES: 11/2/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Noble Willis and Josie Willis	Noble & Josie Willis	
(NAME)	(NAME)	
2815 Barclay Drive	2815 Barclay Drive	**094 03 0 033.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(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, **JEREMY SCHAFFER, A SINGLE PERSON, AND ALAN SCHAFFER, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NOBLE WILLIS AND JOSIE WILLIS, HUSBAND AND WIFE** 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:

A certain parcel of Land, together with all Tenements, Hereditaments and Appurtenances thereto Located in Davidson County, State of Tennessee, more particularly described as follows:

Land in the 15th Civil District of Davidson County, Tennessee, being Lot No. 216 on the Plan of Section One, Fortland Park, as of record in Plat Book 2663, Page 61, Certificate of Correction recorded in Book 2799, Page 43, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeremy Schaffer, an unmarried man, and Alan Schaffer, a married man, as tenants in common, by General Warranty Deed from Silver Birch III, a New York Limited Liability Company, of record in Instrument No. 20211103-0147299, in the Register's Office of Davidson County, Tennessee, dated October 16, 2021 and recorded on November 03, 2021. This was never the principal place of residence for Alan Schaffer.

This conveyance is subject to:
* 2023 Taxes, a Lien, and are now due and payable.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Fortland Park, as recorded in Plat Book 2663, Page(s) 61; Certificate of Correction recorded in Book 2799, Page 43.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2753, Page 612.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ___ **unimproved** __X__ **improved** property known as: **2815 Barclay Drive, Nashville, TN 37206**.

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.

Witness my/our hand(s) this the 11th day of October, 2023.

Jeremy Schaffer

Alan Schaffer by Jeremy Schaffer, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of October, 2023, before me personally appeared Jeremy Schaffer, 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 11th day of October, 2023.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Jeremy Schaffer, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Alan Schaffer and acknowledged that he executed the same as the free act and deed of the said Alan Schaffer.

Witness my hand, at office, this 11th day of October, 2023.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **10/11/2023** (date of document).

Affiant Signature

10/11/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **11** day of **OCTOBER**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

