(1)

mail to BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37037

WARRANTY DEED

Karen Johnson
Batch# 1063069
10/20/2023 08:44 54 AM
Fees: $13 00 Taxes $2,978 50

Davidson County
DEEDWARR
2 pgs

20231020-0082255

WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires 02-17-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $805,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF OCTOBER, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

G-BMR-23-2958

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)
Casey Beathard	**QUAD CITY BANK AND TRUST COMPANY**	
(NAME)	(NAME)	**117-03-0-060.00**
2958 Primrose Circle	**4500 North Brady Street**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Davenport, IA 52806**	
(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, **AARON PHILLIP SCHNEIDER AND MEGHAN SCHNEIDER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CASEY BEATHARD AKA CASEY JARRETT BEATHARD, 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 part of Lot No 2, Block "D" on the Plan of Map of Belmont Terrace, Annex No 4 of record in Plat Book 974, Page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Said part of Lot No. 2, Block "D", fronts 60 00 feet on the broken Westerly margin of Primrose Circle and extends back 160 feet on the Northerly line and 120 0 feet on the Southerly line to a broken line in the rear, measuring 102.5 feet thereon

Being the same property conveyed to Aaron Phillip Schneider and Meghan Schneider by Warranty deed from Nathan A. Dever and wife, Rachael B Dever of record in Instrument No. 20190403-0030421, Register's Office for Davidson County, Tennessee, dated March 29, 2019 and recorded on April 3, 2019.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Plan of record in Plat Book 974, Page 97, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 1174, Page 492 and Book 1191, Page 223, in the Register's Office for Davidson County, Tennessee
- Restrictive Covenant for Accessory Dwelling, Detached of record in Instrument Number 20210618-0082639, 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: **2958 Primrose Circle, Nashville, Tennessee 37212**

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 17th DAY OF OCTOBER, 2023

Aaron Phillip Schneider

Meghan Schneider

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AARON PHILLIP SCHNEIDER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of October, 2023

Notary Public
My Commission Expires _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEGHAN SCHNEIDER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 17th of October, 2023

Notary Public
My Commission Expires _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

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