WARRANTY DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

G-P-23-17A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $915,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF OCTOBER, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

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)
Nina McMurry and James Turitto	**CapStar Bank**	
(NAME)	(NAME)	**103-08-0-295 00**
17 A Westlawn Ct	**2002 Richard Jones Road, Suite A300**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Nashville, TN 37215**	
(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, **SCOTT SCHREIER AND WIFE, RACHEL SCHREIER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NINA MCMURRY AND JAMES TURITTO, WIFE AND HUSBAND,** 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 Lot No 2 on the Plan of Terry's Two Lot Subdivison of record in Plat at Instrument No 20100223-0013767, 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 the same property conveyed to Scott Schreier and wife, Rachel Schreier by Warranty deed from Robert Terry and Patrick Terry of record in Instrument No 20110623-0048076 Register's Office for Davidson County, Tennessee, dated June 14, 2011 and recorded on June 23, 2011

This conveyance is subject to
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat at Plat Book 421, Page 32 and Plat Instrument No 20100223-0013767, 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 **17 A Westlawn Ct, Nashville, Tennessee 37209**

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# 1064021 **DEEDWARR**
10/23/2023 02 20 39 PM 2 pgs
Fees $13 00 Taxes $3,385 50

20231023-0082934

Witness my/our hand(s) this the 19th DAY OF OCTOBER, 2023

Scott Schreier

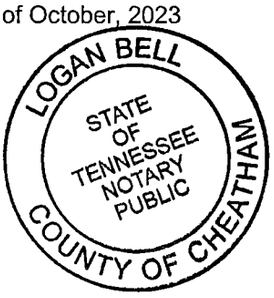
Rachel Schreier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SCOTT SCHREIER, 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 19th of October, 2023

Notary Public
My Commission Expires 6-8-27
(SEAL)

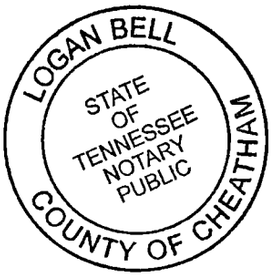


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHEL SCHREIER, 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 19th of October, 2023

Notary Public
My Commission Expires. 6-8-27
(SEAL)



RETURN TO:
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2012 21st Avenue South
Nashville, TN 37212