Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Nathan Dischler and Renyse Dischler
1935 Nashboro Boulevard
Nashville, TN 37217
SEND TAX BILLS TO:

NEW OWNER

Karen Johnson Davidson County
Batch# 1064656 **DEEDWARR**
10/25/2023 10:37 01 AM 2 pgs
Fees $13 00 Taxes. $962 00

20231025-0083528

WARRANTY DEED

(Map 135-12-0C; Parcel 032 00 CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **TERRY L. RELEFORD, UNMARRIED,** hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto, **NATHAN DISCHLER AND RENYSE DISCHLER, HUSBAND AND WIFE,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being Lot No. 32, Horizontal Property Regime, Private Element Plat, Nashboro Village - Tract 13, of record in Instrument No. 20021230-0161681, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> BEING the same property conveyed to Terry L. Releford, married, by Warranty Deed dated March 31, 2004, from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, recorded April 19, 2004, in Instrument No. 20040419-0044310, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 1935 Nashboro Boulevard, Nashville, TN 37217.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2023 real property taxes which will be prorated at closing and paid by the Grantor.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand and signature on this the 24th day of October, 2023.

TERRY L. RELEFORD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 24th day of October, 2023.

Notary Public

My Commission Expires: **October 22, 2025**

(SEAL)

LYNAE WILDER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $260,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 24th day of October, 2023.

Notary Public

My commission Expires: **October 22, 2025**

LYNAE WILDER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. GTS1-2023-304