Karen Johnson Davidson County
Batch# 1064881 DEEDWARR
10/26/2023 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20231026-0083808

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $775,000.00

Affiant

Subscribed and sworn to before me, this 26th day of October, 2023

Notary Public
My commission expires:

TENNESSEE NOTARY PUBLIC My Comm Exp. May 3, 2027 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robert Nelson **Melody Nelson**	New Owner	**090160K00200CO**
553B Westboro Dr		
Nashville, TN 37209		

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 ACKNOWLEDGE, WE,

Carrie Schrecker and Joshua Schrecker, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Nelson and Melody Nelson, husband and wife

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 Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 553 Westboro Commons, a Horizontal Property Regime with Private Elements of record as Instrument No. 20181128-0116012, amended in Instrument No. 20190201-0009862 and amended in Instrument No. 20190729-0074241 and in Instrument No. 20190916-0093307 and being shown on Plat attached thereto as Exhibit "B", 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 Carrie Schrecker and Joshua Schrecker, wife and husband, by Warranty Deed from Adrian Mason, unmarried, dated January 23, 2020, of record in Instrument No. 20200127-0009609, as corrected by Affidavit of James Alexander, Attorney, in 20200422-0042274, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 553B Westboro Dr, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do 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 in 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.

_____ Date: 10/13/23
Carrie Schrecker

_____ Date: 10/13/23
Joshua Schrecker

STATE OF TN

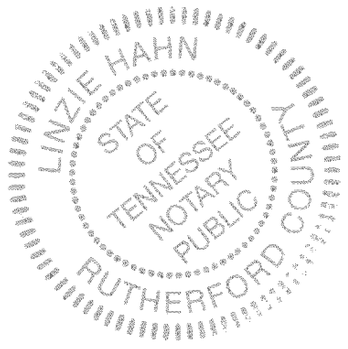
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Carrie Schrecker and Joshua Schrecker, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of October, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 6/23/25



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 October 13, 2023.

Affiant Signature

10/13/2023

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 13 day of October, 2023.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY