Karen Johnson Davidson County
Batch# 1068692 DEEDWARR
11/06/2023 10:54:30 AM 4 pgs
Fees: $23.00 Taxes: $5,901.50
20231106-0086572

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,595,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2nd day of November, 2023.

(Affix Seal) Notary Public

My Commission Expires: 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

2023-10-1258

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Alex Daniel Schmidt 1215B Sigler Street Nashville, TN 37203	OWNER	Map/Parcel 093-13-0V-002.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Luke Timian, an unmarried man, and Scott Timian, a married man**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Alex Daniel Schmidt, an unmarried man** hereinafter called the GRANTEE, his heirs 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 Unit No. B on the plan of Gulch View Homes, filed as Exhibit "C", to and established by the Declaration of Covenants, Conditions and Restrictions for Gulch View Homes of record in Instrument No. 20160527-0053697, amended in Instrument No. 20170831-0089637, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of said Unit.

Being the same property conveyed to Christopher DeStefano and Lauren DeStefano, husband and wife by Warranty deed from Key City Properties LLC, a Tennessee limited liability company of record in Instrument No. 20171031-0111443, Register's Office for Davidson County, Tennessee, dated October 23, 2017 and recorded on October 31, 2017, as corrected by Scrivener's Affidavit recorded in Instrument No. 20171121-0119513, said Register's Office.

Being the same property conveyed to Luke Timian and Scott Timian by Warranty deed from Christopher DeStefano and Lauren DeStefano, husband and wife of record in Instrument No. 20220906-0099664 Register's Office for Davidson County, Tennessee, dated September 02, 2022 and recorded on September 06, 2022.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2023 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1215B Sigler Street, Nashville, TN 37203 .

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, his heirs and assigns forever; and the GRANTORS, do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Effective the 27 day of ~~November~~ October mdl 10/27/23, 2023:

~~Luke~~ Timian

Scott Timian

STATE OF ~~TENNESSEE~~ Texas mdl 10/27/23
COUNTY OF ~~WILLIAMSON~~ Tarrant

On this 27 day of ~~November~~ October, 2023, before me personally appeared Luke Timian and Scott Timian, 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 27 day of ~~November~~ October mdl 10/27/23, 2023.

Notary Signature
My commission expires: 11/11/26

MICHELLE BRENEE IRIONS
Notary ID #134061307
My Commission Expires
November 11, 2026

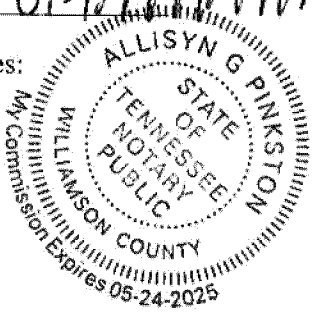
Luke Timian

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2 day of November, 2023, before me personally appeared Luke Timian, 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 2 day of November, 2023.

Notary Signature
My commission expires:



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 November 2, 2023.

J. Carlton Drumwright

November 2, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 2, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY