Karen Johnson Davidson County
Batch# 1072419 DEEDWARR
11/16/2023 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20231116-0089354

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-3941

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS ~~30th~~ 14th day of ~~October~~ November, 2023.

Notary Public

Commission Expires: 03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Chase Ott and Jennifer Ott 780 Rowan Street Nashville, TN 37207	First Community Mortgage, Inc 262 Robert Rose Dr., Ste 200 Murfreesboro, TN 37129	059 14 0 227.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Rebecca Schmidt, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chase Ott and Jennifer Ott, a married couple

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 Lot No. 227 on the Plan of Haynes Estates, Section Four, as of record in Plat Book 4300, Page 44, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed by Warranty Deed from Bell Property Investments, LLC, a limited liability company to Rebecca Willis, single woman, recorded May 28, 2015, as Instrument No. 20150528-0049324 in Davidson County, Tennessee Register of Deeds. By virtue of marriage, Rebecca Willis now known as Rebecca Schmidt.

MARTIN JOHN SCHMIDT, SPOUSE OF REBECCA SCHMIDT, JOINS IN THE EXECUTION OF THIS INSTRUMENT, TO CONVEY HIS MARITAL INTEREST, IF ANY, IN SAID PROPERTY.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 780 Rowan Street, Nashville, TN 37207

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 so 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 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 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.

Dated this the ~~30th~~ 8th day of ~~October,~~ November 2023.

Rebecca Schmidt
Rebecca Schmidt

Martin John Schmidt
Martin John Schmidt

STATE OF CA

COUNTY OF Yuba

On this 8th day of ~~October,~~ November 2023, before me personally appeared Rebecca Schmidt and Martin John Schmidt, 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 8th day of ~~October~~ November, 2023.

Notary Signature
My commission expires:

E. KELLIE FRAWLEY
Notary Public - California
Nevada County
Commission # 2426291
My Comm. Expires Nov 13, 2026

WARRANTY DEED

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 11/8/23 (date of document).

Jennifer Russell
Affiant Signature

11/14/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 14th day of November 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

