WARRANTY DEED

Karen Johnson Davidson County
Batch# 1078770 DEEDWARR
12/05/2023 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $2,627.00
20231205-0093995

W-MW-23-1003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $710,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

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)
Ankur Patel	New Owner	
(NAME)	(NAME)	
1003 Fairwin Ave	Property	**072-09-0-258.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **COLIN SCHILLER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANKUR PATEL,** 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:

unmarried

Land in Davidson County, Tennessee, being Lot No. 20 on the Map of Eskridge Subdivision of part of The W.B. Franklin Property, as shown on plat of record in Plat Book 547, Page 52, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 60 feet on the Northerly side of Fairwin Avenue and runs back between parallel lines, 173 feet to a dead line.

Being the same property conveyed to Colin Schiller and Sherein Reddin, husband and wife by Warranty Deed from Gwyndolyn M. Lane, unmarried of record in Instrument No. 20230322-0020829 Register's Office for Davidson County, Tennessee, dated March 16, 2023 and recorded on March 22, 2023.

Being the same property conveyed to Colin Schiller by Quitclaim Deed from Sherein Reddin of record in Instrument No. 20230830-0068015 Register's Office for Davidson County, Tennessee, dated August 30, 2023 and recorded on August 30, 2023.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record in Plat Book 547, Page 52, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 692, Page 421, in the 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: **1003 Fairwin Ave, Nashville, Tennessee 37216.**

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.

Witness my/our hand(s) this the 29th DAY OF NOVEMBER, 2023.

Colin Schiller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, COLIN SCHILLER, 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 29th of November, 2023.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Emily Manno, 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 11/29/23.

Date

Affiant Signature

11/29/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of Nov., 20 23.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

