Karen Johnson
Batch # 1081409
12/13/2023 11:11:40 AM
Fees: $13.00 Taxes: $7,289.00
Davidson County
DEEDWARR
2 pgs
20231213-0095931

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,970,000.00. Affiant Subscribed and sworn to before me on December 8th, 2023. NOTARY PUBLIC MY COMMISSION EXPIRES: 12/16/2024
File No.: 2023-0408	

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP - PARCEL NO.:
JORDAN SCHUPAN 1505 Elmwood Avenue, Nashville, TN 37212	JORDAN SCHUPAN 1505 Elmwood Ave., Nashville, TN 37212	105-13-0-115.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DANIEL L. CARMICHAEL AND JANET E. CARMICHAEL**, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **JORDAN SCHUPAN, A SINGLE PERSON**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the Easterly one-half of Lot No. 76, as shown on the map entitled Belmont Land Co.'s Plan, of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of said lot fronts 50 feet on the South side of Elmwood Avenue and runs back between parallel lines 188 feet to an alley.

Being the same property conveyed to DANIEL L. CARMICHAEL AND JANET E. CARMICHAEL, by deed from DREAMINC., A TENNESSEE CORPORATION, of record in Instrument No. 20141105-0102175, dated November 3, 2014, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 1505 Elmwood Avenue, Nashville, TN 37212.

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 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 the same is unencumbered, unless otherwise herein set out; and GRANTORS 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.

WITNESS our hands on this 4th day of December, 2023..

Grantors:

Daniel L. Carmichael

Janet E. Carmichael

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Daniel L. Carmichael and Janet E. Carmichael, 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 executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th ~~day of~~ December, 2023.

Notary Public

My Commission expires: 6/14/25

Keaton A. Rye
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson