Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1081538 DEEDWARR
12/13/2023 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20231213-0096174

39-B
File #23-1260

WARRANTY DEED

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, the undersigned **Kurt Thomas Schauwecker and Suzanne Marie Schauwecker, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Danielle Farrow, a single woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 4604 Georgia Avenue Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170519-0050203, 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 Kurt Thomas Schauwecker and Suzanne Marie Schauwecker, husband and wife by Warranty Deed from Derrick R. Davis and Kathleen Tygard n/k/a Kathleen T. Davis, husband and wife of record in Instrument No. 20180619-0058989 Register's Office for Davidson County, Tennessee, dated June 15, 2018 and recorded on June 19, 2018.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4604 Georgia Avenue, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Danielle Farrow
4604 Georgia Avenue
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT

New Owner

TAX MAP-PARCEL #:
091-12-0T-001.00

WITNESS THE EXECUTION HEREOF this 30th day of November, 2023.

Kurt Thomas Schauwecker

Suzanne Marie Schauwecker

State of Kansas
County of Johnson

On this 30th day of November, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kurt Thomas Schauwecker and Suzanne Marie Schauwecker, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 6-29-26

CORD JOSEPH ALLEN CANNON
Notary Public, State of Kansas
My Appointment Expires

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 650,000.00.**

Affiant

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn and subscribed before me on this the 1st day of December, 2023.

Notary Public

My Commission Expires: 11/2/26

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 12/5/2023 (date of document).

Affiant Signature

12/5/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

