Karen Johnson Davidson County
Batch# 1094165 DEEDWARR
01/25/2024 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,213.60
20240125-0005234

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/25/26
(AFFIX SEAL)

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Youssef Girges	Youssef Girges	161-15-0B-015.00 CO
(NAME)	(NAME)	
530 Swiss Avenue	530 Swiss Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Tessa Ivy Schoepke AKA Tessa Ivy Cansler and Mychal Cansler**, **wife and husband,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Youssef Girges**, **a single man,** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. 15, together with the private elements appurtenant therto, on the plan of Rosemonte - Phase 1, a Horizontal Property Regime with private elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Mster Deed of Rosemonte Townhomes, of record in Instrument No. 20051117-0138877, and First Amendment to Master Deed of Rosemonte Townhomes, of record in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office. Reference is hereby made to the plan of Rosemonte Townhomes, shown on Exhibit "D" to the First Amendment to Master Deed of Rosemonte Townhomes, of record in Instrument No. 20070517-0059078, for a more complete identification and description of said unit.

Being the same property conveyed to Tessa Ivy Schoepke, unmarried woman, by Deed from Jessica Siu-Ying Chan, unmarried woman, dated February 16, 2018, of record in Instrument No. 20180221-0016364, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 530 Swiss Avenue, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Effective the 24th day of January, 2024.

Tessa Ivy Schoepke AKA Tessa Ivy Cansler

Mychal Cansler

STATE OF TENNESSEE

COUNTY OF Williamson

On this 24th day of January, 20 24, before me personally appeared Tessa Ivy Schoepke AKA Tessa Ivy Cansler and Mychal Cansler, 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 (or person's) free act and deed.

Notary Public

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 6-27-26

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Summer Barton 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 1/24/24 (date of document).

Summer Barton
Affiant Signature

1/25/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25th of January, 2024.

(SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Signature
My Commission Expires: 11-06-24