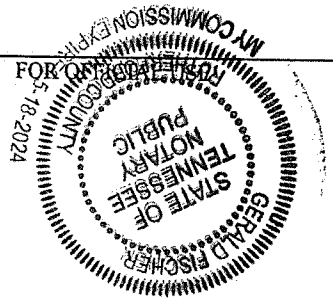


STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 02/09/2024

Notary Public

MY COMMISSION EXPIRES: 5/18/2024

(AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared by and Return To:

Karen Johnson Davidson County
Batch# 1100101 DEEDWARR
02/12/2024 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20240212-0009664

R STAR TITLE LLC ESTABLISHED 2008

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #23-4751

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Charles Vance	Same	**075-07-0-226**
809 Rachels View **Hermitage, TN 37076**		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **William J. Schleiger, unmarried,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Charles Vance, a single man,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, TN, BEING Lot No. 51-A, on the plan of Rachel's Square, Section Two, Zone Lot Division, Lots 49, 50, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 64, 65, 66, 67, 68, 69, 71, 72, 73, 75, 76, 77, and 79, as shown on the plan of record in Book 6250, Page 541, amending Book 5200, Page 623, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William J. Schleiger, unmarried by Deed dated October 1, 1997 from Rhoda A. Stevens, unmarried, recorded November 3, 1997, in Book 10668, Pages 427-429, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **809 Rachels View, Hermitage, TN 37076**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **9th** day of **February, 2024**.

William J. Schleiger

STATE OF **TENNESSEE**
COUNTY OF Wilson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **William J. Schleiger**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **9th** day of **February, 2024**.

NOTARY PUBLIC

My Commission Expires: 1/23/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After recorded return to

Trinity Title LLC
401 W Main St Ste 200
Murfreesboro, TN 37130

Certificate of Authenticity

I, Aimee Cain, 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 February 9, 2024.

Date

Aimee Cain

Affiant Signature

Februay 12, 2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 12 day of February, 2024.

Notary's Signature

My Commission Expires: My Commission Expires: May 18, 2024

Date

GERALD FISCHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

Notary's Seal (if on paper)