Karen Johnson Davidson County
Batch# 1125553 DEEDWARR
04/22/2024 01:34:30 PM 3 pgs
Fees: $18.00 Taxes: $2,553.00
20240422-0028727

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18 day of April, 2024.

(Affix Seal) Notary Public

My Commission Expires: 01/23/28

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

2024-03-1605

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Alex Robert Schmid 1648 Alayna Drive Nashville, TN 37221	OWNER	Map/Parcel 126 14 0A 114.00-CO

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, **Angela Hicks Klausner and Richard McKee Klausner, wife and husband**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Alex Robert Schmid, an unmarried man**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 114, on the Plan of Revision to Lots 98, 99, 114 & 115, Travis Trace, Phase 4, as shown on plat of record in Instrument No. 20200507-0047915, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Angela Hicks Klausner and Richard McKee Klausner, wife and husband, by Special Warranty Deed from The Jones Company of Tennessee, LLC, a Missouri limited liability company, of record in Instrument No. 20201123-0137346, in the Register's Office of Davidson County, Tennessee, dated November 20, 2020 and recorded on November 23, 2020.

This conveyance is subject to the following: Davidson County property taxes for the year 2024 and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1648 Alayna Drive, Nashville, TN 37221.

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 the GRANTORS, do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they 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.

Effective the _____ day April, 2024.

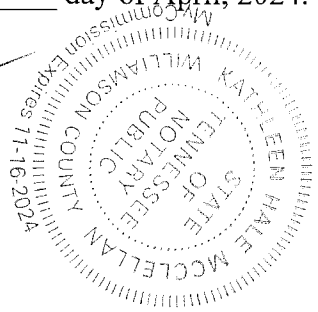
Angela Hicks Klausner

Richard McKee Klausner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of April, 2024, before me personally appeared Angela Hicks Klausner and Richard McKee Klausner, 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's (or persons') free act and deed.

Witness my hand, at office, this 18th day of April, 2024.



Notary Signature
My commission expires:

True Copy Certification

I, Yvette Meldrum, 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 April 18, 2024.

Signature
April 18, 2024

State of Tennessee
County of Williamson,

Sworn to and subscribed before me this April 18, 2024

Notary's Signature
My Commission Expires: 01/23/2028

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON