WARRANTY DEED

Karen Johnson | Davidson County
Batch # 1129463 | DEEDWARR
05/01/2024 09:55:26 AM | 2 pgs
Fees: $13.00 Taxes: $4,810.00

20240501-0031684

File #24-TC-4412-P

(SEAL)

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF April, 2024.

Notary Public
MY COMMISSION EXPIRES: APR 22 2026

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Judi Leake		
(NAME)	(NAME)	**130 12 0 014.00**
4412 Alcott Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ROBERT D. SCHATZ AND SPOUSE, LISA G. SCHATZ,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JUDI LEAKE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 13 on the Plan of HYCREST ACRES, III of record in Plat Book 2331, Page 75, Register's Office for said County.

Said Lot No. 13 fronts 136.8 feet on the Easterly margin of Alcott Drive and extends back 306.9 feet on the Southerly line and 329.2 feet on the Northerly line to a dead line in the rear measuring 139.0 feet thereon.

Being the same property conveyed to Robert D. Schatz and spouse, Lisa G. Schatz, by Warranty Deed from Donald A. Dey, unmarried, of record in Instrument No. 20021107-0137274, in the Register's Office of Davidson County, Tennessee, dated November 05, 2002, and recorded on November 07, 2002.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HYCREST ACRES, III, as recorded in Plat Book 2331, Page(s) 75.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2480, Page 521.
* No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 4412 Alcott Drive, Nashville, TN 37215.

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this the 30th day of April, 2024.

Robert D. Schatz

Lisa G. Schatz

STATE OF TN
COUNTY OF DAVIDSON

On this 25 day of April, 2024, before me personally appeared Robert D. Schatz, 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 25 day of April, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TN
COUNTY OF DAVIDSON

On this 25 day of April, 2024, before me personally appeared Lisa G. Schatz, 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 25 day of April, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028