WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

Karen Johnson
Batch # 1153054
07/01/2024 12:49:41 PM
Fees: $13.00 Taxes: $1,776.00

Davidson County
DEEDWARR
2 pgs

20240701-0049436

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mitchell J. Schneider	**Movement Mortgage, LLC**	
(NAME)	(NAME)	
806 Cleves St	**8024 Calvin Hall Road**	**044-15-0-163-00**
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	**Indian Land, SC 29707**	
(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, **ANDREW GLASS, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MITCHELL J. SCHNEIDER AND RACHEL RIDGILL, HUSBAND AND WIFE ,** 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 situated in the Town of Old Hickory, County of Davidson, State of Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 249 on the Plan of Section "A", Village of Old Hickory of record in Plat Book 1424 Page 68 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a ore complete description of the property.

Being the same property conveyed to Andrew S. Glass, married by Warranty Deed from Greg A. Gamble, a married man and James N. Ledford, Jr., a married man of record as Instrument No. 20220614-0067773 in the Register's Office for Davidson County, Tennessee, dated June 7, 2022 and recorded on June 14, 2022.

Amy Bradshaw Glass joins in the execution of this Warranty Deed to convey any and all marital interest she may have to said property.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, building setback lines, charges, assessments and liens, if any, and other matters as set forth in the Plan of record in Plat Book 1835 Page 87; and Plat Book 141 Page 68, in the Register's Office for Davidson County, Tennessee.
- Terms, conditions, provisions, restrictions and easements contained in Book 2013 Page 389, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **806 Cleves St , Old Hickory, Tennessee 37138**.

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 27th DAY OF JUNE, 2024.

Andrew Glass

Amy Bradshaw Glass by Andrew Glass, Attorney in Fact
Amy Bradshaw Glass by Andrew Glass,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW GLASS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of June, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew Glass, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of AMY BRADSHAW GLASS, and who acknowledged he executed the same as the free act and deed of the said AMY BRADSHAW GLASS. (as the attorney in fact)

Witness my hand and official seal, this the 27th of June, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212