Karen Johnson Davidson County
Batch# 1164541 DEEDWARR
07/31/2024 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20240731-0057961

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

AFFIANT

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

NOTARY PUBLIC
My Commission expires: 11/2/2026

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 24070005

Address of New Owner
Jacob Colbert and Todd Siddons
1904 Hailey Avenue
Nashville, TN 37218

Send Tax Bills To:
Same

Tax Information:
081-01-0-028.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Joseph Schuler, Married,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jacob Colbert and Todd Siddons, Married** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being more particularly described according to a boundary survey dated May 17, 2005, by Campbell McRae and Associates Surveying, Inc. (John Hood TN RLS No. 1833), as follows:

Beginning at a nail (old) in the Southeasterly margin of Hailey Avenue (40 foot wide right of way); said nail being located North 31 degrees 59 minutes 58 seconds East 600 feet from the Northerly right of way of Doak Avenue and being 10 feet North of the original Northeast corner of Lot 21 on the Revised Plan of Hailey's Subdivision of part of Block 5 in G.T. Sheegog Subdivision at Bordeaux (not of record) dated May 13, 1941, by Blanchard and Parrish Engineers, and further described as the Northeast corner of the Derrick Leonard and Christy Leonard land (Instrument No. 20040303-0023911, Register's Office of Davidson County, Tennessee); thence with the Southeasterly margin of said Hailey Avenue North 31 degrees 59 minutes 58 seconds East 110.00 feet to an iron rod (new) at the Northwest corner of the E. J. Putnam land (Book 2100, Page 87, Register's Office of Davidson County, Tennessee), said corner being 5 feet South of the original Northeast corner of Lot 26 of said unrecorded plan; thence leaving said Hailey Avenue with said Putnam South 57 degrees 00 minutes 13 seconds East 153.09 feet to an iron rod (new); thence North 29 degrees 48 minutes 13 seconds East 5.00 feet to an iron rod (new) at the original Northeast corner of Lot 37 on the map of Hailey's Subdivision of part of Block 5 in G.T. Sheegog Subdivision at Bordeaux (Book 547, Page 155, Register's Office of Davidson County, Tennessee) and being the Northwest corner of Lot 38 (Book 547, Page 155, Register's Office of Davidson County, Tennessee) owned by Robert H. Herman (Book 10781, Page 915, Register's Office of Davidson County, Tennessee); thence with said Herman South 56 degrees 59 minutes 24 seconds East 15.31 feet to an iron rod (new) at the Northeast corner of the Rawleigh Sanders land (Book 4778, Page 971, Register's Office of Davidson County, Tennessee); thence with said Sanders and severing said Lot 37, South 27 degrees 25 minutes 39 seconds West 100.00 feet to an iron rod (new), said rod being located North 56 degrees 59 minutes 24 seconds West 138 feet from an iron pipe (old) on the Northerly margin of River Drive (40 foot wide right of way) located at the Southwest corner of said Lot 37 and being in the

Northerly line of the David Lovell land (Instrument No. 20041012-0123074, Register's Office of Davidson County Tennessee); thence with said Lovell, North 56 degrees 59 minutes 24 seconds West 19.46 feet to an iron rod (new) at the original Northwest corner of said Lot 37; thence South 29 degrees 48 minutes 13 seconds West 15.48 feet to an iron rod (old) at said Leonard's Southeast corner; thence with said Leonard North 57 degrees 00 minutes 13 seconds West 157.31 feet to the point of beginning, containing 0.43 acres, more or less.

INCLUDED in the above described property, but expressly EXCLUDED herein is that property described in the Declaration of Covenants, Conditions and Restrictions for Homes at 1902 Hailey Avenue, a Horizonal Property Regime with Private Elements, of record in Instrument No. 20211110-0150148, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Joseph Schuler by Warranty Deed from Charlotte Frierson, unmarried, dated 06/07/2021 and recorded on 06/10/2021 in Instrument No. 20210610-0077973, Register's Office for Davidson County, Tennessee.

This is property generally located:
1904 Hailey Avenue, Nashville, TN 37218

SUBJECT TO THE FOLLOWING:

1. 2024 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Book 547, Page 155, Register's Office for Davidson County, Tennessee.
3. Subject to the right of way of Hailey Avenue.

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. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the 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, **Joseph Schuler** has caused this instrument to be executed, this the 24th day of July, 2024.

Joseph Schuler

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Joseph Schuler,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 24th day of July, 2024.

My Commission expires: 2.5.2025

NOTARY PUBLIC

KAYTLYN N. DODSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 7/25/204 (date of document).

Affiant Signature

7/25/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

