WARRANTY DEED

NATHAN SWANN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY
MY COMMISSION EXPIRES MARCH 15, 2026

W-MW-24-2209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 1168776 DEEDWARR
08/13/2024 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,963.22
20240813-0061582

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)
Logan Rhea Sizemore	New Owner	
(NAME)	(NAME)	**072-08-0-117.00**
2209 Pinewood Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **COLIN SCHILLER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LOGAN RHEA SIZEMORE, AN UNMARRIED MAN,** 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. 59, as shown on the Map entitled Dalewood, Section I, of record in Plat Book 1424, Page 108, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate property description.

Included in the above description but expressly excluded from conveyance is portion of property granted in Boundary Line Agreement of record in Instrument No. 201608170085679, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Colin Schiller by Warranty Deed from Randall L. Scott, Jr., and Alfred Joseph Brown, III of record in Instrument No. 20240524-0039003 Register's Office for Davidson County, Tennessee, dated May 22, 2024 and recorded on May 24, 2024. The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2024 seller signed docs.
- All matters shown on the Plan of record in Book 1424, Page 108, Register's Office for Davidson County, Tennessee.
- Boundary Line Agreement of record in Instrument Number 20160817-0085679, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20240703-0050398, 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: **2209 Pinewood Road, Nashville, Tennessee 37216**.

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 9th DAY OF AUGUST, 2024.

Colin Schiller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, COLIN SCHILLER, 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 9th of August, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



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

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 8/9/24.

Affiant Signature

8/12/24

Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY