Karen Johnson Davidson County
Batch# 1173574 DEEDWARR
08/23/2024 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $2,738.00
20240823-0065041

WARRANTY DEED	STATE OF TENNESSEE 38316 COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $740,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 day of August, 2024 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
File No. BC-24-413	

KELLY E. COX NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8, 2025

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karlis Ercums, III, Donna Marie Ercums, and Bonner Rhae Ercums	New Owner	
(NAME) 696 S. Washington Ave.	(NAME)	072-16-0J-001.00-CO
(ADDRESS) New Braunfels, TX 78130	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ADAM SCHMIDLER AND ROSEMARY SCHMIDLER, FORMERLY KNOWN OF RECORD AS ROSEMARY JOHNSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KARLIS ERCUMS, III, AND WIFE, DONNA MARIE ERCUMS, AS TENANTS BY THE ENTIRETIES, AS TO A TWO-THIRD (2/3) INTEREST; AND BONNER RHAE ERCUMS, UNMARRIED WOMAN, AS TO A ONE-THIRD (1/3) INTEREST; THE SAID 2/3 AND 1/3 INTEREST TO BE HELD AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for 1823 Tammany Drive, a Horizontal Property Regime with Private Elements of record at Instrument No. 20140917-0005448 as amended at Instrument No. 20150212-0012876, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Adam Schmidler and Rosemary Johnson, husband and wife by Warranty Deed from Misty Mitchell, a single woman of record in Instrument No. 20220224-0020907 Register's Office for Davidson County, Tennessee, dated February 01, 2022 and recorded on February 24, 2022.

The said Rosemary Johnson having since changed her legal name to Rosemary Schmidler.

This is property more commonly known as 1823 Tammany Drive, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 23rd day of August, 2024.

Adam Schmidler

Rosemary Schmidler fka Rosemary Johnson

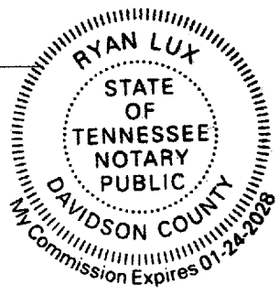
Rosemary Schmidler, fka Rosemary Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of August, 2024, before me personally appeared Adam Schmidler and Rosemary Schmidler, fka Rosemary Johnson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of August, 2024.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, George Mudter, 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 8/23/24 (date of document).

Affiant Signature

8/23/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027