Karen Johnson Davidson County
Batch# 1187548 DEEDWARR
09/30/2024 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,600.25
20240930-0075254

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $432,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of September, 2024

Notary Public

MY COMMISSION EXPIRES: 6.14.26

(AFFIX SEAL)

PAMELA JO SMITHSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eric Faulkner	New owner	119-06-0-178.00
(NAME)	(NAME)	
75 Jay St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Rebecca Kleinschmidt and Jacob Kleinschmidt, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Eric Faulkner,** * hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

* a single man

Land in Davidson County, Tennessee, being Lot 28, STERLING HEIGHTS, SECTION TWO, as shown on plat of record in Plat Book 1424, Page 104, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular of said property.

Being the same property conveyed to Rebecca Alsup, an unmarried woman and Jacob Kleinschmidt, an unmarried man by Warranty Deed on October 6, 2015, of record in Instrument Number 20151009-0103379, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plan of record in Plat Book 1424, Page 104, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: Further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐

This is improved ☑ property, known as 75 Jay St, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 23rd day of September, 2024.

Rebecca Kleinschmidt

Jacob Kleinschmidt

State of Tennessee
County of Davidson

Personally appeared before me Rebecca Kleinschmidt and Jacob Kleinschmidt, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of September, 2024.

Notary Public
My Commission Expires: 02-23-25

File No.: 202408020

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

CERTIFICATE OF AUTHENTICITY

I, Pamela Jo Smithson, do hereby make oath that I am a licensed attorney and/or 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 Sept. 23, 2024.

Affiant
Date: September 27, 2024

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 27th day of September 2024.

Notary Public

My Commission Expires: 07/19/25

