Karen Johnson
Batch # 1199378
10/31/2024 09:46:37 AM
Fees: $13.00 Taxes: $1,250.60
Davidson County
DEEDWARR
2 pgs
20241031-0084192

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,000.00.

Danny R Pell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2024.

Vanessa E. Allen
Notary Public
MY COMMISSION EXPIRES: 6/22/26
File No. G24-22047

VANESSA E. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Dorian Oscal and Dora Z. Bran (NAME)	First Lending Solutions (NAME)	63-16B-26
1656 Aaronwood Drive (STREET ADDRESS)	3610 Central Ave. Ste 400 (STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Riverside, CA 92506 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Kaycee Marie Schroder, a married woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dorian Oscal, an unmarried man, and Dora Z. Bran, a single woman, joint tenants with rights of survivorship,** 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:

Land in Davidson County, Tennessee, being Lot No. 26 on the plan of Hampton Park (formerly Chitwood Downs, a planned unit development) as shown by plat of record in Plat Book 6900, page 550-552, and certificate of correction of record in Book 7462, page 445 and by amendment to change name of record in Book 8181, page 112 and Book 8110, page 401, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kaycee Marie Schroder, single by Deed dated November 14, 2014 from Secretary of Housing and Urban Development, in Instrument Number 20141118-0106370, Register's Office of Davidson County, Tennessee. The said Kaycee Marie Schroder having since married. This is not the principal residence of the Grantor herein

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1656 Aaronwood Dr, Old Hickory, TN 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 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. Whenever 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 29th day of October, 2024.

Kaycee Marie Schroder

Kaycee Marie Schroder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of October, 2024, before me personally appeared Kaycee Marie Schroder and Daniel Lopeman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of October, 2024.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 1/28/26

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066