Karen Johnson Davidson County
Batch# 1200240 DEEDWARR
11/01/2024 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20241101-0084817

WARRANTY DEED

(SEAL)

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-16-2024

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF October, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

File #24-TC-5003-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Walter Schultz and Nancy Schultz	**NEW OWNER**	
(NAME)	(NAME)	
5003C Indiana Avenue	2060 Hillwood Blvd.	**091 11 0F 006.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, Tennessee 37205	
(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,

CODY SCOTT CHADWELL, A MARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

WALTER SCHULTZ, AND NANCY SCHULTZ, HUSBAND AND WIFE,

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 Unit C of 5003 INDIANA AVENUE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of 5003 Indiana Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150402-0029161, amended in Instrument No. 20160816-0085550, Instrument No. 20161006-0105803 and Instrument No. 20161014-0109084, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of 5003 Indiana Avenue Townhomes, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20150402-0029161, amended in Instrument No. 20160816-0085550, Instrument No. 20161006-0105803 and Instrument No. 20161014-0109084, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Cody Scott Chadwell, unmarried man, by Warranty Deed from Allen Ross McKinney, unmarried man and Emily Sullivan, unmarried woman, of record in Instrument No. 20201204-0141179, in the Register's Office of Davidson County, Tennessee, dated November 30, 2020, and recorded on December 04, 2020.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NO. 1, WEST NASHVILLE, as recorded in Plat Book 57, Page(s) 74 and 75.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150402-0029161 as amended in Instrument No. 20160816-0085550; Instrument No. 20161006-0105803 and Instrument No. 20161014-0109084.
* Charter for 5003 Indiana Avenue Townhomes Homeowner's Association, Inc. recorded as Instrument No. 20150402-0029160.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 5003C Indiana Avenue, Nashville, TN 37209.

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 31 day of October, 2024.

Cody Scott Chadwell

Allyson hargett Chadwell

***ALLYSON HARGETT CHADWELL**, spouse of **CODY SCOTT CHADWELL**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **ALLYSON HARGETT CHADWELL** may have in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30 day of October, 2024, before me personally appeared Cody Scott Chadwell, 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 30 day of October, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30 day of October, 2024, before me personally appeared Allyson hargett Chadwell, 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 30 day of October, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 10/31/2024.

Date

Affiant Signature

10/31/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31 day of October, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CASSIE ANNE STARLING
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025