WARRANTY DEED

Karen Johnson Davidson County
Batch# 1202726 DEEDWARR
11/07/2024 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $3,293.00
20241107-0086948

File No. DH-24-8020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $890,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of November, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam Sheaffer and Laura Fritzsche	**New Owner**	
(NAME)	(NAME)	
3845 Saunders Avenue	**Property**	061-10-0-116.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **Justin Cutler, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adam Sheaffer, an unmarried man and Laura Fritzsche, an unmarried woman, 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:

Property 1:
Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat Re-sub of Lots 12 and 13 Maplewood Heights of record in Plat Instrument No. 20211210-0163842, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to TurnKey Builders, LLC, a Tennessee limited liability company by Warranty Deed from Michael Kowalik and Jennifer Kowalik, husband and wife, dated July 25, 2022 and recorded July 26, 2022 in Instrument No. 20220726-0085370, Register's Office of Davidson County, Tennessee.

Being the same property conveyed Justin Cutler, by Substitute Trustees' Deed from Robert J. Notestine III, Substitute Trustee, dated November 2, 2023 and recorded November 6, 2023 in Instrument No. 20231106-0086856, Register's Office of Davidson County, Tennessee.

This is property more commonly known as 3845 Saunders Avenue, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 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 5th day of November, 2024.

Justin Cutler by Joshua L. Hunter, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of November, 2024, before me personally appeared Joshua L. Hunter, 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 5th day of November, 2024.

Notary Signature
My commission expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Certificate of Authenticity

I, Holly Ray, 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 11/05/2024.

Date

Holly Ray

Affiant Signature

11/05/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of November, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025