WARRANTY DEED

Karen Johnson Davidson County
Batch # 1203273 DEEDWARR
11/12/2024 12:24:49 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50

20241112-0087730

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 5/9/28

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Colin Schiller	SEND TAX BILLS TO: Same as new owner	MAP-PARCEL NUMBERS
(NAME) 1103 JOSEPH AVE	(NAME)	08211003300
(ADDRESS) NASHVILLE, TN 37207	(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, **Kanesha Sanders, an unmarried woman** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Colin Schiller, married** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/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. 60 ON THE PLAN OF BRYAN'S ADDITION TO EDGEFIELD, OF RECORD IN BOOK 21, PAGE 63, REGISTER'S OFFICE FOR SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID LOT NO. 60 FRONTS 50 FEET ON THE SOUTHERLY MARGIN OF TREUTLAND AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 165 FEET TO AN ALLEY.

Being the same property conveyed to Kanesha Sanders, by virtue of that certain Warranty Deed dated August 25, 2006, and being of record at Instrument No. 20060831-0107617 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 214 Treutland Ave Nashville, TN 37207 (unimproved _)
(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 hand this 7th day of November, 2024.

Kanesha Sanders

Kanesha Sanders

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me by audio video communication, a Notary Public in and for said State and County, duly commissioned and qualified, **Kanesha Sanders** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of November, 2024.

Notarized online using audio-video communication

Matt Deckard

Notary Public
My Commission Expires: 05/16/2027

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

return to
RUDY TITLE & ESCROW, LLC
2012 21ST AVENUE SOUTH
NASHVILLE, TN 37212
FILE NUMBER W-MW-24-214

Certificate of Authenticity

I, Kara Wall, 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 11/7/24 (date of document).

Affiant Signature

Date 11/8/24

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8th day of NOVEMBER, 2024.

Notary's Signature

My Commission Expires: 5/8/28

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON