Karen Johnson Davidson County
Batch# 1229879 DEEDWARR
01/24/2025 07:50:30 AM 3 pgs
Fees: $18.00 Taxes: $4,902.50
20250124-0005468

WARRANTY DEED

File No. ML-24-8564

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of January, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/09/2026
DAVIDSON COUNTY

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
Max Schankerman and Alexa Schankerman	New Owner	
(NAME)	(NAME)	116-12-0S-001.00-CO
3705A Estes Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **Michael S. Schankerman and Karen A. Schankerman, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Max Schankerman and Alexa Schankerman, husband and wife,** 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:

Land in Davidson County, Tennessee, Being unit "A" on the plan of Homes at 3705 Estes, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of Homes at 3705 Estes, a Horizontal Property Regime With Private Elements of record in Instrument No. 20150914-0092993, Register's office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Tia Booth, unmarried by Warranty Deed from Mallory Christina Ervin, married of record in Instrument No. 20220815-0092270 Register's Office for Davidson County, Tennessee, dated August 12, 2022 and recorded on August 15, 2022.

Being the same property conveyed to Michael S. Schankerman and Karen A. Schankerman, husband and wife by Warranty Deed from Tia Booth, married of record in Instrument No. 20240905-0068381 Register's Office for Davidson County, Tennessee, dated September 05, 2024 and recorded on September 05, 2024.

Being the same property conveyed to Michael S. Schankerman and Karen A. Schankerman, husband and wife, and Max Schankerman, a married man, as tenants in common with right of survivorship by Quitclaim Deed from Michael S. Schankerman and Karen A. Schankerman, husband and wife of record in Instrument No. 20241120-0090522 Register's Office for Davidson County, Tennessee, dated November 15, 2024 and recorded on November 20, 2024.

Being the same property conveyed to Michael S. Schankerman and Karen A. Schankerman, husband and wife by Quitclaim Deed from Max Schankerman, a married man and Alexa Friedenberg Schankerman, spouse of record in Instrument No. 20241220-0098918 Register's Office for Davidson County, Tennessee, dated December 19, 2024 and recorded on December 20, 2024.

This is property more commonly known as 3705A Estes Road, Nashville, TN 37215.

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 22nd day of January, 2025.

Michael S. Schankerman

Karen A. Schankerman

STATE OF ~~INDIANA~~ INDIANA
COUNTY OF ~~HAMILTON~~ HAMILTON

On this 22nd day of January, 2025, before me personally appeared Michael S Schankerman and Karen A Schankerman, 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 22nd day of January, 2025.

Notary Signature
My commission expires: 8.13.2032

SCOTT MORRIS
NOTARY PUBLIC-SEAL
HAMILTON COUNTY, INDIANA
MY COMM #NP0686802
COMM EXPIRES: 8-13-2032

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 **January 22, 2025**.

Date

Affiant Signature

January 22, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **22nd** day of **January**, 20**25**.

Notary's Signature

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2028

My Commission Expires: _____

Date

Notary's Seal (if on paper)