Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1254028
03/31/2025 10 16 09 AM
Fees $13 00 Taxes $2,368 00

Davidson County
DEEDWARR
2 pgs

20250331-0023939

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF MARCH, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Phillip Ward and Morgen McCreedy	NEW OWNER	
(NAME)	(NAME)	
6202A New York Avenue		091 02 1R 001.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **MATHIAS SCHLACHTER AND JESSICA SCHLACHTER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PHILLIP WARD AND MORGEN MCCREEDY, 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·

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 6202 NEW YORK AVENUE TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 6202 New York Avenue Townhomes, a Horizontal Property Regime, of record in Instrument Number 20160328-0029091, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Jessica Bewley, unmarried and Mathias Schlachter, unmarried as tenants in common with the right of survivorship, by Warranty Deed from Dianne Johnson, a single woman, of record in Instrument No. 20170608-0057387, in the Register's Office of Davidson County, Tennessee, dated May 30, 2017 and recorded on June 08, 2017.

The said Jessica Bewley is now known as Jessica Schlachter, having since married Mathis Schlachter.

Mathias Schlachter executes this Warranty Deed as Power of Attorney for Jessica Schlachter as per the Limited Power of Attorney of record in Instrument No. 20250331-0023928, in the Register's Office of Davidson County, Tennessee, dated 3-31, 2025 and recorded simultaneously herewith.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is x property known as 6202A New York Avenue, Nashville TN 37209
improved

(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 28th day of March, 2025

MATHIAS SCHLACHTER

Jessica Schlachter BY Mathias Schlachter AS Attorney-in-FACT

JESSICA SCHLACHTER BY MATHIAS SCHLACHTER AS HER ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mathias Schlachter individually and as Attorney- in -Fact for Jessica Schlachter, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal this 28th day of March, 2025

Commission expires

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public