WARRANTY DEED

Karen Johnson
Batch # 1265675
04/29/2025 11 07 49 AM
Fees $13 00 Taxes $1,702 00

Davidson County
DEEDWARR
2 pgs

20250429-0032950

(SEAL)
DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April, 2025

Notary Public
MY COMMISSION EXPIRES 5/8/28

THIS INSTRUMENT WAS PREPARED BY ~~AND RETURN TO~~

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: WI-BR-25-903

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Colin Schiller	**NEW OWNER**	
(NAME)	(NAME)	
1103 Joseph Avenue		**072 09 0 323.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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,

JOSEPH ARENA, AN UNMARRIED MAN,

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

COLIN SCHILLER, MARRIED,

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 Lot No 75 on the Plan of IRVINGTON, as of record in Plat Book 843, Page 60, Register's Office for said County

Said Lot No 75 fronts 60 feet on the Northerly side of Carolyn Avenue and runs back between parallel lines 175 feet to a dead line

Being the same property conveyed to Joseph Arena, unmarried man, by Warranty Deed from Deborah Leeper, an unmarried person, of record in Instrument No 20190731-0075645, in the Register's Office of Davidson County, Tennessee, dated July 26, 2019 and recorded on July 31, 2019

This conveyance is subject to
* Property Taxes for the year 2025 and all subsequent years
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of IRVINGTON, as recorded in Plat Book 843, Page(s) 60
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as **903 Carolyn Avenue, Nashville, TN 37216**

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 24th day of April, 2025

Joseph Arena

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of April, 2025, before me personally appeared Joseph Arena, 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 24th day of April, 2025

Notary Signature
My commission expires

