Warranty Deed

Karen Johnson Batch # 1300948 07/23/2025 11 36 11 AM Fees $18 00 Taxes $1,295 00 20250723-0058215	Davidson County DEEDWARR 3 pgs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

Subscribed and sworn to before me, this the 18th day of July, 2025.

Notary Public

My commission expires: 5/8/28

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

Return to
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. W-BR-25 1710

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To.	Map/Parcel Numbers
Colin Schiller	New Owner(s)	071-12-0-003.00
1103 Joseph Avenue		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JENNIFER NICHOLE NESBITT, HEIR AT LAW OF ERIC DENNIS, DECEASED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COLIN SCHILLER, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), 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 the Northerly 50 feet of Lot No. 9 on the map of Trinity Heights Addition, as of record in Book 161, page 38, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 9 fronts 50 feet on the westerly side of North Fourth Street, formerly Lischey Avenue, and runs back between parallel lines, with the southerly margin of Edith Avenue, 165 feet to an alley

Being the same property conveyed to Eric Dennis, a single person by Warranty Deed from Harvey P. Whitaker and wife Mildred H. Whitaker of record in Instrument No. 20030826-0123729 Register's Office for Davidson County, Tennessee, dated August 15, 2003 and recorded on August 26, 2003.

Affidavit of Heirship recoded in Instrument No. 20220123-0008924 and in Instrument No. 20220301-0023127, vesting subject property to Jennifer Nichole Nesbitt, his sole heir.

Eric Dennis died intestate on May 13, 2021, pursuent.

Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A 26-2-301 or other similar statute therein.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1710 Lischey Avenue, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of July, 2025.

Jennifer Nichole Nesbitt

Jennifer Nichole Nesbitt

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jennifer Nichole Nesbitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of July, 2025.

See attached

_____
Notary Public

My Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sacramento)

On 7/18/25 before me, Tara L Gomez Notary Public
(insert name and title of the officer)

personally appeared Jennifer Nichole Nesbitt,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he~~/~~she~~/~~they~~ executed the same in ~~his~~/~~her~~/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/~~her~~/~~their~~ signature(~~s~~) on the instrument the person(s), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

TARA L. GOMEZ
Notary Public - California
El Dorado County
Commission # 2471389
My Comm. Expires Nov 23, 2027

Signature _____ (Seal)