Prepared By:
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Karen Johnson Davidson County
Batch# 206058 DEEDWARRSP
03/14/2019 03:29:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20190314-0023577

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Edward S. Schwartz and Joanne Schwartz, Trustees 4625 Tara Drive Nashville, TN 37215	Edward S. Schwartz and Joanne Schwartz, Trustees 4625 Tara Drive Nashville, TN 37215	Map 131-14 Parcel 18 (FH 09920)

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joanne Schwartz and spouse Edward Schwartz, owning the below mentioned real property as tenants by the entirety, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey that certain real property located in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto to Edward S. Schwartz and Joanne Schwartz, Trustees of the Schwartz Living Trust dated February 11, 2019, said Trustees hereinafter collectively called the GRANTEES.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns forever.

GRANTORS covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, that they have good right to convey it and the same is unencumbered except for general or special taxes and assessments required to be paid in the year 2019 and subsequent years, and subject to all other matters of record.

GRANTORS further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the said land to the GRANTEES, their successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTORS, but not otherwise.

GRANTORS and GRANTEES acknowledge and agree that Tenn. Code Ann. § 35-15-510 shall apply to the real property conveyed by this Special Warranty Deed and all proceeds related to such real property.

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

(Signatures on Following Page)

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

Witness the execution of this Deed by the undersigned as of this 11 day of February, 2019.

GRANTORS:

Joanne Schwartz

Edward Schwartz

GRANTEES:

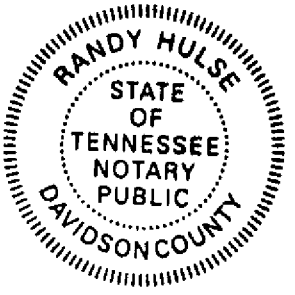
Joanne Schwartz, Trustee of the
Schwartz Living Trust
dated Feb 11, 2019

Edward S. Schwartz, Trustee of the
Schwartz Living Trust
dated Feb. 11, 2019

STATE OF TN)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Edward Schwartz and wife Joanne Schwartz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in NASHVILLE, TN, this 11TH day of FEBRUARY, 2019.



Notary Public

My Commission Expires: May 5, 2020

STATE OF TN)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, Edward S. Schwartz and wife Joanne Schwartz, Trustees of the Schwartz Living Trust dated 11TH, FEB., 2019, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained by signing their names as Trustees on behalf of the Trust.

WITNESS my hand and seal, at office in NASHVILLE, TN, this 11TH day of FEBRUARY 2019.



Notary Public

My Commission Expires: May 5, 2020

{Legal/41147/20032/02140518.DOCX }

STATE OF TN)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.00. The trust named herein is a revocable trust. No transfer tax is payable pursuant to Tenn. Code Ann. Sec. 67-4-409(a)(3)(F).

Affiant

Sworn to and subscribed before me this 11th day of FEBRUARY, 2019.



Notary Public

My Commission Expires: May 5, 2020

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 248 on the Plan of Tynewood Estates, Section II, of record in Plat Book 2900, Pages 88, 89 and 90, Register's Office for said County.

Being the same property transferred to Joanne Schwartz and spouse Edward Schwartz by Quitclaim Deed dated September 1, 2000, and of record as Instrument No. 20000906-0088183, Register's Office for Davidson County, Tennessee.

This is improved property known as 4625 Tara Drive, Nashville, TN 37215.

Tennessee Certification of Electronic Document

I, Danny O'Connor, do hereby make oath that I am ~~a licensed attorney~~ and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Danny O'Connor

State of Kansas

County of Johnson

Personally appeared before me, Angela Hoppa, a notary public for this county and state, Danny O'Connor, who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Angela Hoppa, Notary Public

My Commission Expires: 1/2/23

Notary's Seal

ANGELA HOPPA
Notary Public, State of Kansas
My Appointment Expires
1-2-23