Karen Johnson Davidson County
Batch# 388590 DEEDWARR
04/20/2020 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20200420-0041201

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$540,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF April, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/17/2024

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah E. Smith and Daniel J. Smith	New Owner	17104001400
(NAME)	(NAME)	
5512 Clovercrest Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, WE,

SARAH ANN SCHULTHEIS F/K/A SARAH ANN IVERSON AND JOSEPH M. SCHULTHEIS, WIFE AND HUSBAND,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SARAH E. SMITH AND DANIEL J. SMITH, WIFE AND HUSBAND,

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:

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Section Eleven, Cloverland Acres, of record in Plat Book 5200, Page 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sarah Ann Iverson and Joseph M. Schultheis, both unmarried as tenants in common with rights of survivorship. by Deed dated August 5, 2016 from Jacky T. Callis, Jr. and Charlotte S. Callis, husband and wife, recorded August 11, 2016, in Instrument Number 20160811-0083421, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 5512 Clovercrest Drive, Brentwood, TN 37027

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(s) this 20 day of March, 2020.

Sarah Ann Schultheis f/k/a Sarah Ann Iverson

Joseph M. Schultheis

STATE OF Washington
COUNTY OF King

On this 20th day of March, 2020 before me, a notary public, personally appeared Sarah Ann Schultheis f/k/a Sarah Ann Iverson, to me known or proved to me on the basis of satisfactory evidence, that she/he executed the within instrument for the purposes therein contained.

BRIAN JONES
Notary Public
State of Washington
Commission Expires June 15, 2020

#197854

Notary Public
My Commission Expires: June 15, 2020

STATE OF Washington
COUNTY OF King

On this 20th day of March, 2020 before me, a notary public, personally appeared Joseph M. Schultheis, to me known or proved to me on the basis of satisfactory evidence, that she/he executed the within instrument for the purposes therein contained.

#197854

BRIAN JONES
Notary Public
State of Washington
Commission Expires June 15, 2020

Notary Public
My Commission Expires: June 15, 2020

LT&E File #16482

True Copy Certification

I, Russell J. McCann, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021