Warranty Deed

Karen Johnson Davidson County Batch# 471018 DEEDWARR 09/08/2020 08:20:30 AM 3 pgs Fees: $18.00 Taxes: $1,579.90 20200908-0101539	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson TN The actual consideration or value, whichever is greater, for this transfer is $ 427000 Affiant Subscribed and sworn to before me, this the 3rd day of September, 2020. Notary Public My commission expires:

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021

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:
Thomas Mark Harmon Pamela Ann Harmon	Same As NewOwner	180-04-0B-175.00-CO
3516 Fair Meadows Drive		
Nashville, TN 37211		

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, **DANIEL H. SCHNEIDER AND NENA C. SCHNEIDER, TRUSTEES OF THE SCHNEIDER TRUST DATED JANUARY 31, 2019**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS MARK HARMON AND PAMELA ANN HARMON, HUSBAND AND WIFE,** 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 Lot No. 92 on the Plan of Final Plat of Brookview Forest, Phase V of record in Plat at Instrument No. 20090309-0021109, 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 Daniel H. Schneider and Nena C. Schneider, husband and wife by Warranty deed from Drees Premier Homes, Inc. of record in Instrument No. 20110324-0022837 Register's Office for Davidson County, Tennessee, dated March 21, 2011 and recorded on March 24, 2011.

Being the same property conveyed to Daniel H. Schneider and Nena C. Schneider, Trustees of the Schneider Trust dated January 31, 2019 by Quitclaim deed from Daniel H. Schneider and Nena C. Schneider, husband and wife of record in Instrument No. 20190207-0011737 Register's Office for Davidson County, Tennessee, dated January 31, 2019 and recorded on February 07, 2019.

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 3516 Fair Meadows Drive, Nashville, TN 37211, 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 3rd day of September, 2020.

The Schneider Trust dated January 31, 2019

By: _____
Daniel H. Schneider, Trustee

By: _____
Nena C. Schneider, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Daniel H. Schneider and Nena C. Schneider, Trustees of The Schneider Trust dated January 31, 2019, 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 3rd day of September, 2020.

_____
Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

