Karen Johnson Davidson County
Batch# 510046 DEEDWARR
11/06/2020 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20201106-0130849

Name and Address of New Owner:
Edward Grochowalski and Melody Myers
7405 Thornwood Court
Mount Juliet, TN 37122

Send Tax Statements To:
CapStar Bank
2002 Richard Jones Rd, ste 300A
Nashville, TN 37215

AGL-20-7405 Gro

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NR-20091991

Map and Parcel: 087 02 0A 029.00

WARRANTY DEED

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 considerations, the receipt of which is hereby acknowledged, **Tana J. Schot*** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Edward Grochowalski Jr. and Melody Myers, tenants in common**, 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: *unmarried

Land located in Davidson County, Tennessee and being known and designated as all of Lot No. 55, Final Plat, Cobblestone Landing, Phase I, as shown on the plat of the same of record in Instrument No. 20050822-0099471, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Tana J. Schot and Marinus C. Schot, wife and husband by Warranty Deed filed for record on April 24, 2007 in Instrument No. 20070424-0048564, of the Register's Office of Davidson County, Tennessee. Marinus C. Schot is deceased as of August 8, 2020, leaving wife Tana J. Schot as the surviving tenant by the entirety.

This conveyance is subject to the following, Covenants, Conditions and Restrictions of Cobblestone Landing of record in Instrument No. 20050829-0103476 as amended in Instrument No. 201010050079535, Instrument No. 201010290086759, Instrument No. 201504090031383, Instrument No. 201604130035478 and Instrument No. 201604130035479, Registers Office for Davidson County, Tennessee, but omitting any covenant condition or restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. All matters as set forth per Plat of record in Instrument No. 20050822-0099471, Easements of record in Book 5168, page 910, Book 7079, page 196, Book 7083, page 435, Book 7607, page 135 and Book 11476, page 234, Joint Access and Public Utility Easement in Book 8190, page 75, Water Line Easement of record in Book 11476, page 233, Amendments of record in Instrument No. 20160413-0035480, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 7405 Thornwood Court, Mount Juliet, TN 37122

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 I do covenant with the said GRANTEES that I am 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 do further covenant and bind myself, my heirs and assigns, 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 hand this 5th day of November, 2020.

Tana Schot

State of Tennessee

County of Rutherford

Personally appeared before me, Tana Schot with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th of November, 2020.

Notary Public
My Commission Expires: 04/17/2023

Kathryn A. Caldwell
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $350,000.00.

Affiant Signature

Subscribed and sworn to before me, this 5th day of November, 2020.

Notary Public
My Commission Expires: 3/8/2021

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am 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.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

