Karen Johnson Davidson County
Batch# 526450 DEEDWARR
12/08/2020 10:33:30 AM 5 pgs
Fees: $28.00 Taxes: $1,239.50
20201208-0142295

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#8032-5

ADDRESS NEW OWNER:
Mark B. Schardt
1617 Merritt Street
Old Hickory, TN 37138

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
_____
_____
_____

Parcel ID:
053-02-0-090

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Melissa Sparks, Raegan M. Jones, and Glenda Marie Draper,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Mark B. Schardt, a single man**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 5 on the Plan of Section One- Part Two, Addition to Fairway View, of record in Plat Book 4675, Page 55, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Melissa Sparks by deed from Estate of Linda Sue Bush dated February 27, 2008 and of record as Instrument No. 20080304-0021767, Register's Office for Davidson County, Tennessee. Melissa Sparks conveyed a one-half interest in the property to Glenda Marie Draper by deed dated October 2, 2014 and of record as Instrument No. 20141002-0090868, said Register's Office, and conveyed a one-half interest in the property to Raegan M. Jones by deed dated March 7, 2017 and of record as Instrument No. 20170308-0022910, said Register's Office. Glenda Marie Draper and Raegan M. Jones conveyed the property to Melissa Sparks by deed dated November 8, 2017 and of record as Instrument No. 20171113-0116024, said Register's Office, and join in this conveyance to convey any interest that they may have in the property.

This is improved property known as 1617 Merritt Street, Old Hickory, TN 37138. Possession is to be given on November 24, 2020.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 24th day of November, 2020.

Melissa Sparks

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Melissa Sparks,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of November, 2020.

NOTARY PUBLIC

My Commission Expires: 3-11-2024

KARLA A. MORRIS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILSON

Raegan M. Jones

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Raegan M. Jones,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of November, 2020.

NOTARY PUBLIC

My Commission Expires: 03.21.23

LYNN KOVACH
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Glenda Marie Draper

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Glenda Marie Draper,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of November, 2020.

NOTARY PUBLIC

My Commission Expires: 3-11-2024

KARLA A. MORRIS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$335,000.00**.

AFFIANT

Subscribed and sworn to before me on this 24th day of November, 2020.

NOTARY PUBLIC

My Commission Expires: 03/21/2022

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022

True Copy Certification

I, Krystal Schuster 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 Sumner

Personally appeared before me, Latika Rini Farrell, a notary public for this county and state, Krystal Schuster, 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: 03/21/2022

{Notary' Seal}