Please Record and Return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040



State of Tennessee
County of Montgomery

The actual consideration or value, whichever is greater, for this transfer is **$1,250,000.00.**

Affiant

Subscribed and sworn to before me, this the 14th day of December, 2020.

Notary Public

My commission expires: 08-16-2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
STEVEN T. SCHMITT	New Owner	053-12-0-229.00
516 Sandy Cove		Karen Johnson Davidson County Batch# 539830 **DEEDWARR** 12/22/2020 08:53:04 AM 2 pgs Fees: $13.00 Taxes: $4,625.00
Mount Juliet, TN 37122		20201222-0151725

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHERYL L. BELLMAN, AN UNMARRIED WOMAN, AND DONALD E. WILLIAMS, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

STEVEN T. SCHMITT, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot 6, as shown on the map entitled The Villas of Lakemeade, of record Plat Book 7900, page 530, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CHERYL L. BELLMAN, AN UNMARRIED WOMAN, AND DONALD E. WILLIAMS, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from WILLIAM B. MACKE, JR. UNMARRIED, of record as Instrument No. 20100602-0042259, dated May 28, 2010, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 516 Sandy Cove, Old Hickory, TN 37138.

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 Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 11 day of December, 2020.

Cheryl L Bellmann

CHERYL L. BELLMANN

Donald E Williams

DONALD E. WILLIAMS

State of TN)

County of Davidson

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

On this 11 day of DECEMER, 2020, before me personally appeared, **CHERYL L. BELLMANN, AN UNMARRIED WOMAN, AND DONALD E. WILLIAMS, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 5.9.2023 Emily H Prophet