WARRANTY DEED

REBECCA CAMPBELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-31-2024

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Claiborne John Faulk	Citizens Bank	
(NAME)	(NAME)	
5428 Lickton Pike	150 W Main St	02300013300
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Gallatin, TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 624459 DEEDWARR
04/28/2021 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $921.30
20210428-0056625

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I William R. Schmitz, a single man**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Claiborne John Faulk and Maxine Renee Faulk, husband and wife,** hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 22nd Civil District of Davidson County, Tennessee, and described according to a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated August 10, 1983, as follows:

Beginning at an iron stake (Old) in the westerly margin of Lickton Pike, a corner to Fred Woodard, and being the most northeast corner of this tract; thence with the margin of said Pike, South 21 degrees 44 minutes West 250.00 feet to an iron pin (new) in the margin of said Pike; thence leaving said Pike North 69 degrees 30 minutes West 1859.60 feet to an iron pin (new) in a Sassafras tree; thence North 8 degrees 01 minute East 93.13 feet to a small maple tree; thence North 9 degrees 40 minutes East 161.91 feet to an iron stake (old), corner to said Woodard; thence, with the line of said Woodard, South 69 degrees 30 minutes East 1915.57 feet to the beginning, containing 10.84 acres, more or less.

Being the same property conveyed to William R. Schmitz, the Grantee, by Warranty Deed from Gene Hoskins, Jr., the Grantor, dated 04/07/2018 and recorded 01/10/2019, of record in Instrument 201901100002740, Register's Office for Davidson County, Tennessee.

Contract for Deed of record in Instrument 200509260115482, Register's Office for Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☒ 5428 Lickton Pike, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 26th day of April, 2021.

William R. Schmitz

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William R. Schmitz, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of April, 2021.

Notary Public:
My Commission Expires: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.00 E-Record Fee

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

