Karen Johnson Davidson County
Batch# 635117 DEEDWARR
05/13/2021 10:20:41 AM 2 pgs
Fees: $13.00 Taxes: $1,672.40
20210513-0064614

**This instrument prepared by:**
**Brian Lavoy Payne, Attorney at Law, PLLC**
**3200 West End Avenue, Suite 500**
**Nashville, TN 37203**
**TN BPR # 11639**
**P 615.414.1368 F 615.915.4964**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or value, whichever is greater, for this transfer is $452,000.00.**

**Affiant**

**Subscribed and sworn to before me, this 12 day of MAY, 2021.**

BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

**Notary Public**
**My commission expires:** 11/08/22

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| ZACHARY LEWIS BARKER<br>4604 HESSEY ROAD<br>MOUNT JULIET, TN 37122 | New Owner | 110030A11400CO |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LISA T. SCHMIDT, surviving tenant by the entirety of RICHARD J. SCHMIDT, deceased,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **ZACHARY LEWIS BARKER, unmarried man, and AMBER LEIANN SEYMOUR, unmarried woman, as joint tenants with right of survivorship,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

BEING LOT NO. 114, ON THE PLAN OF FINAL PLAT, PHASE 4, LAKESIDE MEADOWS, OF RECORD IN INSTRUMENT NO. 20080430-0044160, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RICHARD J. SCHMIDT AND WIFE, LISA T. SCHMIDT, BY WARRANTY DEED FROM FRANK BATSON HOMES, INC. DATED JUNE 5, 2015, OF RECORD IN INSTRUMENT NO. 20150609-0054165, DAVIDSON COUNTY REGISTER OF DEEDS.

Richard J. Schmidt having died on March 23, 2019, leaving Lisa T. Schmidt as his surviving tenant by the entirety.

This property is improved property knowr as 4604 Hessey Road, Mount Juliet, TN 37122.

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

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 12 day of MAY, 2021.

Lisa T. Schmidt

LISA T. SCHMIDT

Acknowledgement

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISA T. SCHMIDT, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained

Witness my hand and seal this 12 day of MAY, 2021.

Notary Public

Commission expiration date: 11/08/22

