Karen Johnson Davidson County
Batch# 678771 DEEDWARR
07/19/2021 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20210719-0096302

ST 1289128

Name and Address of New Owner:
Austin Lee Groves and Lauren Elizabeth Groves
505 Plantation Court
Nashville, TN 37221

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 142 05 0A 103.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Robert E. Schwarz, III and Shannon Layne Schwarz, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Austin Lee Groves and Lauren Elizabeth Groves, husband and wife** , "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. R-3, on the Plan of Section 2, River Plantation, Condominium Apartments, of record in Plat Book 4460, Page 136 and 137, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation, Section 2, a horizontal property regime established by Master Deed and By-Laws, of record in Book 4661, Page 334; Book 4661, Page 353; Book 4691, Page 906; Book 6354, Page 676; Book 6436, Page 389; Instrument No. 20120828-0077595; Instrument No. 20121207-0113069; Instrument No. 20120828-0077603; Instrument No. 20180522-0048990, and Instrument No. 20180522-0048991, said Register's Office.

Being the same property conveyed to Robert E. Schwarz, III and Shannon Layne Schwarz, Husband and Wife, by Warranty Deed from Robert Patrick McGrew, Unmarried, of record in Instrument No. 20140501-0037004, in the Register's Office of Davidson County, Tennessee, dated April 30, 2014 and recorded on May 01, 2014.

This is improved property known as 505 Plantation Court, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of July, 2021.

_____(SEAL)
Robert E. Schwarz, III

_____(SEAL)
Shannon Layne Schwarz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of July, 2021, before me personally appeared Robert E. Schwarz, III and Shannon Layne Schwarz, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand this 9th day of July, 2021.

_____
Notary Signature
My commission expires: 6-21-25

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $340,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
9th day of July, 2021.

_____
Notary Public
My commission expires: 3/24/2023
File No. 2021-2942

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/9/2021.

Kimberly D Hicks
Affiant
Date: 7/15/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 15 day of July, 2021

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON