39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 682789 **DEEDWARR**
07/23/2021 02:24:27 PM 2 pgs
Fees: $13.00 Taxes: $5,550.00

20210723-0099329

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF July, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LYDIA H. WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Z. Petty and Kimberly Van Tuinen	Citibank	
(NAME)	(NAME)	
4141 Outer Dr	1000 Technology Dr	132 01 3B 001.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	O'Fallon MO 63368	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KEITH SCHUMACHER, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID Z. PETTY AND KIMBERLY VAN TUINEN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 4141 of Homes at 4141 and 4143 Outer Drive, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 4141 and 4143 Outer Drive, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20200706-0072189, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 4141 and 4143 Outer Drive, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20200706-0072189, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a part of the same property conveyed to Keith Schumacher, married, by Warranty Deed from Sabrina Newton Cowden and Roger Barren Newburn, unmarried of record in Instrument No. 20191219-0130924, in the Register's Office of Davidson County, Tennessee, dated December 18, 2019 and recorded on December 19, 2019.

Being a part of the same property conveyed to Schumacher Homes, LLC, a Tennessee limited liability company, by Quitclaim Deed from Keith Schumacher, of record in Instrument No. 20200731-0084742, in the Register's Office of Davidson County, Tennessee, dated July 28, 2020 and recorded on July 31, 2020.

Being the same property conveyed to Keith Schumacher by Quitclaim Deed from Schumacher Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20210723-0099328, in the Register's Office of Davidson County, Tennessee.

This was never the marital residence for the Grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4141 Outer Dr, Nashville, TN 37204
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 22 day of July, 2021

KEITH SCHUMACHER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keith Schumacher, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22 day of July, 2021.

Commission expires:

Notary Public