Karen Johnson Davidson County
Batch# 700285 DEEDWARR
08/18/2021 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $2,120.10
20210818-0111700

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-13285-LV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $573,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of August, 2021.

Notary Public
My Commission Expires: 3/13/2022

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Travis Schuitema and Tiffany Schuitema 2600 Sailview Way Hermitage, TN 37076	**Guaranteed Rate, Inc.** **3940 N Ravenswood** **Chicago, IL 60613**	137 04 0B 011.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Treavor Wayne Wrucke and Paula Renae Manasco NKA Paula Renae Wrucke, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Travis Schuitema and Tiffany Schuitema, husband and wife**, hereinafter called the Grantee(s), his/her/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 Lot No. 11, on the Final Plat on Arbor Crest Subdivision, of record in Instrument No. 20071129-0138522, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Treavor Wayne Wrucke and Paula Renae Manasco, husband and wife, by Warranty Deed from Drees Premier Homes, Inc., an Ohio Corporation, of record in Instrument No. 20170215-0015750, in the Register's Office of Davidson County, Tennessee, dated February 10, 2017 and recorded on February 15, 2017.

This is ☒ improved or ☐ unimproved property located at: **2600 Sailview Way, Hermitage, TN 37076.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 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

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whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~13th~~ 12 day of August, 2021.

GRANTOR:

Treavor Wayne Wrucke

Paula Renae Wrucke

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Treavor Wayne Wrucke and Paula Renae Wrucke, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~13th~~ 12 day of August, 2021.

Carin A. Koop
Notary Public
My Commission expires: 3-21-2023

CARIN A. KOOP
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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TRUE COPY CERTIFICATION

I, D. Shayne Adair, do hereby make oath that I am a licensed attorney and/or the 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 August 12, 2021.

D. Shayne Adair

August 17, 2021
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17th **day of** August, **2021.**

April D. Wideman
Notary Public
My Commission Expires: 03/13/2022

