Karen Johnson Davidson County
Batch# 707184 DEEDWARR
08/30/2021 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20210830-0116833

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210736552**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $485,000.00. Affiant Subscribed and sworn to before me, this 27th day of August, 2021. Notary Public My Commission Expires: 11/08/2022

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Marc Anthony Howell and Patricia Lynn Howell 7331 Smokey Hill Road Antioch TN 37013	Send Tax Bills To: New Owner 7331 Smokey Hill Road Antioch TN 37013	Tax Information: Tax Parcel ID No. 182 12 0A 049.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Fredrick H. Schumacher and Michelle A. Schumacher, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marc Anthony Howell and Patricia Lynn Howell, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 273 on the Plan of Section Two, Apple Valley, R10 Residential P.U.D., as of record in instrument Number 20031204-0174333, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Fredrick H. Schumacher and Michelle A. Schumacher, husband and wife, by Warranty Deed from Douglas W. Romeiser, married, of record in Instrument No. 20161115-0120478, in the Register's Office of Davidson County, Tennessee, dated November 14, 2016 and recorded on November 15, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two, Apple Valley, R10 Residential P.U.D., as recorded in Instrument No. 20031204-0174333.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020724-0088783 and Instrument No. 20031208-0175884.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20020528-0064320.

This is improved property located at 7331 Smokey Hill Road Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 27th day of August, 2021.

Fredrick H. Schumacher

Michelle A. Schumacher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Fredrick H. Schumacher and Michelle A. Schumacher, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of August, 2021.

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024

Notary Public
My Commission Expires:

Certificate of Authenticity

I, HOLLY A MASON, 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 27th, 2021.

Affiant Signature

8/27/21
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 27th day of August, 2021.

Notary's Signature

(Notary Seal)

My Commission Expires: 3-8-22