WARRANTY DEED

Karen Johnson Davidson County
Batch# 715504 DEEDWARR
09/14/2021 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20210914-0123173

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF SEPTEMBER, 2021.

Stacy R. Jacobs
Notary Public

MY COMMISSION EXPIRES: 3/7/2023
(AFFIX SEAL)

STACY R. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Adam W. Barber & Felipe Mejia	Wilson Bank & Trust	Parcel ID: 162-03-0-051.00
(NAME)	(NAME)	
4917 Olivia Drive	455 West Main Street	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Gallatin, TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Yong S. Schultz**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Adam W. Barber, unmarried and Felipe Mejia, Unmarried**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 278, on the Plan of Colewood Acres, Section 4, of record in Plat Book 4175, Page 144, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Yong S. Schultz, unmarried, By Warranty Deed from Aubrey M. Riley, Jr., Trustee of the Aubrey M. Riley, Jr. Revocable Living Trust dated July 27, 2005 recorded August 03, 2005, of record as Instrument No. 20050803-0091151 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4917 Olivia Drive , Antioch, TN 37013

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 our hands this 7th day of September, 2021.

Yong S. Schultz

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Yong S. Schultz, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of September, 2021.

Notary Public

My Commission Expires: 03-17-24

(SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, **Doné Oglesby**, 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 **September 7, 2021**.

Date

Affiant Signature

09/10/2021

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **10th** day of **September**, 20**21**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202109140123173