THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36663-09-2021**	STATE OF TENNESSEE, COUN The actual consideration or value, for this transfer is: $630,000.00. Affiant Subscribed and sworn to before me this 29th day of October, 2021. Notary Public My Commission Expires: 4/27/2025

Karen Johnson Davidson County
Batch# 747873 DEEDWARR
11/02/2021 01:09:05 PM 2 pgs
Fees: $13.00 Taxes: $2,331.00
20211102-0146586

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Michael Jon Schwerter 348 Red Feather Lane Brentwood, TN 37027	Michael Schwerter 100 E Macarthur Blvd, Apt #438 Santa Ana, CA 92707	Map and Parcel No.: 172050A04000CO

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, **Kevin S. Pulliam and Patricia S. Pulliam, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Michael Jon Schwerter, an unmarried man** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Williamson County, Tennessee, more particularly described on Exhibit "A" hereto.

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Phase Four Oakmont Subdivision, as of record in Plat Book 7900, page 479, amended in Plat Book 9700, page 882, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kevin S. Pulliam and Patricia S. Pulliam, husband and wife, by deed dated May 22, 2017 from Douglas J. Lammers, married, of record in Instrument No. 20170524-0051774, Register's Office for Daivdson County, Tennessee.

This is improved property located at 348 Red Feather Lane, Brentwood, TN 37027.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons.

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 the 29th day of October, 2021.

Kevin S. Pulliam

Patricia S. Pulliam

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kevin S. Pulliam and Patricia S. Pulliam, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of October, 2021.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023