Karen Johnson Davidson County
Batch# 761220 DEEDWARR
11/24/2021 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20211124-0156497

**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-7420

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of November, 2021

Notary Public

Commission Expires: 12-11-21

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| The 525 Tuscarora Dr Trust<br>P.O. Box 695<br>Madison, TN 37116 | NEW OWNER | 162-03-0-292.00 |

# WARRANTY DEED

FOR AND IN 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, I/WE,

**James V. Schwarz**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Brandon Adams, Trustee of The 525 Tuscarora Dr Trust**

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 Lot No. 162, as shown on the Plan of Haywood Hills, Section Three of record in Plat Book 4460, Page (s) 164 and 165, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James V. Schwarz and wife, Barbara A. Schwarz by Cash Deed from Jack Kemp, Secretary of Housing and Urban Development of Washington, D.C, of record in Book 8506, page 391, Register's Office for Davidson County, Tennessee, dated December 10, 1991 and recorded on December 11, 1991. (Value or consideration shown in aforementioned deed $56,800.00.).

Being the same property conveyed to James V. Schwarz by Quitclaim Deed from Barbara A. Schwarz of record in Instrument No. 20100831-0069017 Register's Office for Davidson County, Tennessee, dated August 25, 2010 and recorded on August 31, 2010. (Value of consideration shown in aforementioned deed $0.00.)

FOR INFORMATIONAL PURPOSES ONLY:
Being also known as 525 Tuscarora Drive Nashville, Tennessee 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 525 Tuscarora Drive, Nashville, 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 so 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.

Dated this the 18th day of November, 2021.

James V. Schwarz

STATE OF TENNESSEE COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James V. Schwarz** 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 at this 18th day of November, 2021.

Notary Public
My Commission Expires: 12-11-23

WILLIAMSON COUNTY, TENNESSEE
CHRIS MULE
NOTARY PUBLIC
LARGE

# Certificate of Authenticity

I, **Joshua A. Terry**, 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 November 18th 2021.

Affiant Signature

11/19/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/19/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON