Name and Address of New Owner:
Stanley Kar
1605 Straightway Avenue
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 775003 DEEDWARR
12/16/2021 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20211216-0166496

Send Tax Bills To:
Ameris Bank
1800 Parkway Place, Ste. 820
Marietta, GA 30067

This Instrument Prepared By:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 072-14-0-168.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jolene K. Schmitz, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Stanley Kar, Single Man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot. No. 6 on the Plan of G. A. Pickup's Subdivision of Parts of Lots Nos. 32 and 33 in Brownsville, as of record in Book 974, Page 43, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jolene K. Schmitz, unmarried from Billie Byrd and Eddy Brown, by Warranty Deed dated 03/27/2003 and recorded 04/08/2003 in Instrument No. 20030408-0046445, Register's Office of said County.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of December, 2021.

Jolene K. Schmitz (SEAL)

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Hickman

On this 1st day of December, 2021, before me personally appeared Jolene K. Schmitz, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of December, 2021.

Notary Signature
My commission expires: 10-2-2023

VIRGIL RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $380,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jolene K. Schmitz

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Hickman

Sworn to and subscribed before me this 1st day of December, 2021.

Notary Signature
My commission expires: 10-2-2023

VIRGIL RILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 12/1/21 (date of document).

Connie Taylor
Affiant Signature

12/1/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires