Karen Johnson Davidson County
Batch# 791254 DEEDWARR
01/14/2022 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,624.39
20220114-0006189

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $439,025.00

Affiant

Subscribed and sworn before me this the 10th day of January, 2022.

Notary Public
My commission expires:

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jeffrey Chad Schwartz and Laurie Kim Schwartz 6228 Tuckaleechee Lane Antioch, TN 37013	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	181-03-0A 095.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, VALERIE A. MCANALLY, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JEFFREY CHAD SCHWARTZ AND LAURIE KIM SCHWARTZ, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 95 on the Subdivision Plat, Section Four, Indian Creek Estates, as shown on plat of record in Plat Book 11700, Page 15, 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 Valerie A. McAnally, by Quitclaim Deed dated 07/22/2020, from James F. McAnally, of record in Instrument No. 20200728-0082871, Register's Office for said County.

Also being the same property previously conveyed to James F. McAnally and spouse, Valerie A. McAnally, by Warranty Deed dated 05/31/2016, from Brent T. Gabele and spouse, Ivy Gabele, of record in Instrument No. 20160602-0055744, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 6228 Tuckaleechee Lane, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 4th day of January, 2022.

Valerie A. McAnally

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Valerie A. McAnally, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of January, 2022.

My commission expires:
7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 01/11/2022 ____ (date of document).

Affiant Signature

01/11/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 11 day of January, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025