Prepared by:
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Karen Johnson Davidson County
Batch# 814607 DEEDWARR
03/03/2022 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20220303-0024120

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $610,000.00

Affiant

Subscribed and sworn to before me this 16th day of February, 2022.

Notary Public
My commission expires: _____

KAYLAN GILBERT
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Joseph D. Coomer and Tracy M. Coomer 5708 Hearthstone Lane Brentwood, TN 37027	New Owner	160-15-0-019

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Ryan M. Juzwiak and Jessika E. Juzwiak, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Joseph D. Coomer and Tracy M. Coomer, husband and wife,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 171 on the Resubdivision of Lots 171 & 172, Hearthstone Subdivision, Phase 1, of record in Book 5190 Page 797, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Ryan M. Juzwiak and Jessika E. Juzwiak, husband and wife, by deed from Jared D. Plunk and Lauren V. Plunk, husband and wife, of record in Instrument No. 20171130-0122224, Register's Office for Davidson County, Tennessee, and dated November 29, 2017.

This conveyance is made subject to the following:

1. Subject to the Covenant, Condition, or Restriction, recorded in Book 5409 Page 485; Book 5479 Page 422; and Book 7053 Page 982 in the official records of the Davidson County

Register of Deeds.

2. All matters appearing on the plan of Hearthstone of record in Book 5190 Page 797 Register's Office for Davidson County, Tennessee.

3. Water Mains Easement of record in Book 5666 Page 679 and Book 5715 Page 217 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 5708 Hearthstone Lane, Brentwood, TN 37027

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 16th day of February, 2022.

Ryan M. Juzwiak

Jessika E. Juzwiak

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of February, 2022, before me personally appeared Ryan M Juzwiak and Jessika E Juzwiak, 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 16th day of February, 2022.

Sheri Engel
Notary Signature
My commission expires: 12-16-23

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

202203030024120

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 February 16th 2022.

Affiant Signature

2/18/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/18/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON