

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $378,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 18th day of February, 2022.

NOTARY PUBLIC

My commission expires: 3/15/25

Karen Johnson Davidson County
Batch# 814698 DEEDWARR
03/03/2022 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,398.60
20220303-0024235

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Tanner Schwannecke	New Owners	138-00-0-109.00
(NAME)	(NAME)	
6041 S. Mount Juliet Road		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Arthur King, an unmarried man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Tanner Schwannecke , a single man,** hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land located in the 4th Civil District of Davidson County, Tennessee described according to a survey by C. Barry Greer, Surveyor, as follows:

Tract No. 5: Beginning at a Point in South Mt. Juliet Road, 670 feet in a Southerly direction as measured along the Westerly margin of Mt. Juliet Road from the Southeast corner of the H.L. Ridley property as shown in Book 3283, Page 160, Register's Office for Davidson County, Tennessee; thence South 05 degrees 57 minutes West 230 feet with the Westerly margin of South Mt. Juliet Road to a point; thence North 84 degrees 05 minutes West 609.9 feet to a point; thence North 06 degrees 48 minutes East 230 feet to a point; thence South 84 degrees 5 minutes East 606.5 feet to the point of beginning, contained 3.2 acres, more or less.

Being the same property conveyed to Arthur King by Warranty deed from Darren Keith Lavin, Trustee of the Lavin Family Trust dated November 15, 2000, and individually of record in Instrument No. 20150521-0047181 Register's Office for Davidson County, Tennessee, dated May 18, 2015 and recorded on May 21, 2015.

This property is __unimproved _X_improved property known as: 6041 S. Mount Juliet Road, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown

of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 18th day of February, 2022.

Arthur King

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Arthur King, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of February, 2022.

Notary Public
My Commission Expires: 4/20/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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 2-18-22.

Affiant Signature

2-22-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2-22-22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON