Karen Johnson Davidson County
Batch# 814804 DEEDWARR
03/03/2022 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20220303-0024382

Name and Address of New Owner:
Alaina Schwartz and Keith Schwartz
905 Norwalk Drive
Nashville, TN 37214

Send Tax Bills To:
Rocket Mortgage, LLC
PO BOX 6577
Carol Stream, IL 60197

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 108-04-0-145-00

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, **Michael C. Mercurio and Stacy S. Mercurio, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Alaina Schwartz and Keith Schwartz, wife and husband,** "the Grantee," the following described real estate in Davidson County, Tennessee:

BEING LOT NO. 333, ON THE PLAN OF LARCHWOOD, SECTION 6, OF RECORD IN PLAT BOOK 6250, PAGE 235, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

Being the same property conveyed to Michael C. Mercurio and Stacy S. Mercurio, husband and wife by Warranty Deed from Patricia A. Park, unmarried of record as Instrument No. 20100804-0061302 in the Register's Office for Davidson County, Tennessee, dated July 28, 2010 and recorded on August 4, 2010.

Being also known as 905 Norwalk Drive, Nashville, TN 37214/ Parcel No. 108-04-0-145-00

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 18th day of February, 2022.

_____ (SEAL)
Michael C. Mercurio

_____ (SEAL)
Stacy S. Mercurio

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of February, 2022, before me personally appeared Michael C Mercurio and Stacy S Mercurio, 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 18th day of February, 2022.

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Signature
My commission expires: 3-8-22

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $400,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
18th day of February, 2022.

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public
My commission expires: 3-8-22
File No. 2022-4096-AN

Certification of Recorded Documents

I, Karen Suggs, 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 18, 2022.

(AFFIANT) – Karen Suggs

02/18/2022
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 18th day of February, 2022.

My commission expires 5-2-22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY