This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-15947-TC

Karen Johnson Davidson County
Batch# 815434 DEEDWARR
03/04/2022 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $3,135.75
20220304-0024852

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $847,500.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of February, 2022.

Notary Public
My Commission Expires: 11-5-2024

LORI PATTERSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John C. Schultz and Catherine L. Schultz 321 Culpepper Court Brentwood, TN 37027	New Owners	171-03-0B-005.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **David McAleer and Amber McAleer, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **John C. Schultz and Catherine L. Schultz, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 279, as shown on the map entitled P.U.D Boundary Fredericksburg, of record in Plat Book 7900, Page 509 as Revised in Plat Book 7900, Page 961, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to David McAleer and Amber McAleer, husband and wife, By Warranty Deed from Matthew Christopher Boles and Katherine Harmon Boles, Husband and Wife, of record in Instrument No. 20190826-0085624, in the Register's Office of Davidson County, Tennessee, Dated August 21, 2019 and Recorded on August 26, 2019.

This is improved property located at: **321 Culpepper Court, Brentwood, TN 37027**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of February, 2022.

GRANTOR:

David McAleer

Amber McAleer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David McAleer and Amber McAleer, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of February, 2022.

JAKE MOORE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 2-22, 2022.

Affiant
Date: February 23, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 23 day of February 2022.

Notary Public

My Commission Expires:
11/15/25

