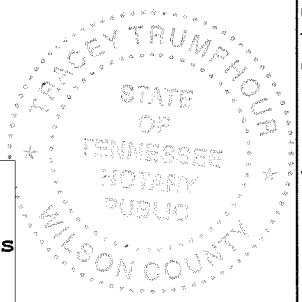
WARRANTY DEED



Karen Johnson Davidson County
Batch# 827574 DEEDWARR
03/24/2022 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,326.08
20220324-0033941

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $358,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 3.8.25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffrey Schechter	Jeffrey Schechter	
(NAME)	(NAME)	
4308 Saundersville Road, Unit A-B	4308 Saundersville Road, Unit A-B	064080066.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, We **Sharon Garr and husband, Don Garr their heirs and assigns** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jeffrey Schechter, a single person,** hereinafter called the GRANTEE(S), his assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain parcel or tract, located in Davidson County, State of Tennessee, described as follows, to-wit:

Lot No. 503 on the Plan of Sherwood Forest, Section 6, as of record in Plat Book 4955, Page 115, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.
Being the same property conveyed to Sharon Garr and Don Garr, their heirs and assigns by Warranty Deed from Joseph Wesley Greathouse, married, dated 04/28/2017 and recorded 05/02/2017, of record in Instrument 201705020043270, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 4955, Page 116, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 5205, Page 735, and Rerecord Declaration of record in Book 5206, Page 578, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Rights of tenants under any unrecorded leases.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4308 Saundersville Road, Unit A-B, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Effective the 14th day of March, 2022.

Don Garr

Sharon Garr

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Don Garr and Sharon Garr, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of March, 2022.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202203240033941

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour 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 3-14-22.

Tracey Trumphour
Affiant
Date: 3-14-22

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 14 day of March, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY