THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

Karen Johnson Davidson County
Batch# 836268 DEEDWARR
04/08/2022 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20220408-0040791

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$455,000.00**

Subscribed and sworn to before me this 29 day of March, 2022.

Notary Public Affiant

My Commission Expires: 1/31/26

STATE OF TENNESSEE NOTARY PUBLIC
DEVIN F. PARK
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Jason & Lawrence Hart 140 Chandler Road Mount Juliet, TN 37122	**Same as new owner.**	**033-16-0-122.00** **033-16-0-215.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **SADIANN SHAEFFER, AN UNMARRIED WOMAN,** has this day bargained and sold, and does hereby transfer and convey unto the said **JASON HART AND LAWRENCE HART, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 122-A on the Plan of Zone Lot Division of Primrose Meadows, Section Two of record in Plat Book 6900, Page 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Primrose Properties III, LTD., a Tennessee limited partnership by Warranty deed from Charles C. Brown, Trustee of record in Book 6060, page 722, Register's Office for Davidson County, Tennessee, dated May 20, 1983 and recorded on May 20, 1983.

Being the same property conveyed to Sadiann Shaeffer, an unmarried person by Successor Trustee's deed from Charles S. Sanger, as successor trustee of record in Book 7985, page 762, Register's Office for Davidson County, Tennessee, dated November 09, 1989 and recorded on November 16, 1989. Being also known as 1129 Apple Valley Drive Madison, Tennessee 37115.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 122-B on the Plan of Zone Lot Division of Primrose Meadows, Section Two of record in Plat Book 6900, Page 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Primrose Properties III, LTD., a Tennessee limited partnership by Warranty deed from Charles C. Brown, Trustee of record in Book 6060, page 722, Register's Office for Davidson County, Tennessee, dated May 20, 1983 and recorded on May 20, 1983.

Being the same property conveyed to Sadiann Shaeffer, an unmarried person by Successor Trustee's deed from Charles S. Sanger, as successor trustee of record in Book 7985, page 762, Register's Office for Davidson County, Tennessee, dated November 09, 1989 and recorded on November 16, 1989. Being also known as 1131 Apple Valley Drive Madison, Tennessee 37115.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness our hands this 29 day of March, 2022.

Sadiann Schaeffer
SADIANN SHAEFFER

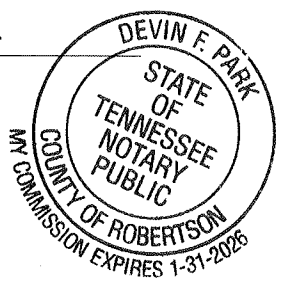
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devin F. Park, a Notary Public in and for said County and State, **SADIANN SHAEFFER**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 29 day of March, 2022.

My Commission Expires: 1/31/2026

Devin F. Park
NOTARY PUBLIC



CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 3/29/22 [DATE].

Devin Freeman Park

AFFIANT SIGNATURE

3/29/22

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 29 day of March, 2022.

Caitlin Turner

Notary Signature
My Commission Expires: 7/22/25
[SEAL]

