WARRANTY DEED

Karen Johnson Davidson County
Batch# 846999 DEEDWARR
04/28/2022 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,544.75
20220428-0048952

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $417,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/26/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Karen Renne	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME)	Karen Renne (NAME)	
2612 Spring Farm Ln (ADDRESS)	Same as (ADDRESS)	064160D18400CO
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Owner (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Heather Schmitt, unmarried woman** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karen Renne, a single woman** , HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN , COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 322 on the Plan of Section Four, Truxton Park, of record in Instrument No. 20020528-0064435, Register's Office for Davidson County, Tennessee, to which said reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Heather Schmitt, by virtue of that certain Warranty Deed dated April 25, 2019, and being of record at Instrument No. 20190426-0038526 in the Register's Office of County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved _ improved x property, known as 2612 Spring Farm Ln Hermitage, TN 37076
(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 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. 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.

Witness my hand this 19th day of April, 2022.

Heather Schmitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Heather Schmitt**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of April, 2022.

Jacqueline G Brown
Notary Public
My Commission Expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Jamika Jones, 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 4/19/2022.

Date

Jamika Jones
Affiant Signature

04/21/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 21st day of April, 2022.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202204280048952