Karen Johnson Davidson County
Batch# 856076 DEEDWARR
05/16/2022 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,701.63
20220516-0056045

WARRANTY DEED

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

MJ-ATE-22-633

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel J. Palkovic	**NEW OWNER**	
(NAME)	(NAME)	**075-11-0-101.00**
633 Netherlands Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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 consideration, the receipt of which is hereby acknowledged, **LAWRENCE JOSEPH SCHNEIDER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL J. PALKOVIC, an unmarried man** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 218 on the Plan of Section 3, Highlands of Tulip Grove of record in Plat Book 4675, Page 140, 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 Lawrence Joseph Schneider and wife, Deborah C. Schneider by Warranty deed from Aundra R. Moore, married of record in Instrument No. 20060914-0113731 Register's Office for Davidson County, Tennessee, dated August 28, 2006 and recorded on September 14, 2006.

Said Deborah C. Schneider having since died, leaving Lawrence Joseph Schneider as surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2022.
- Subject to all matters shown on the Plan of record in Plat Book 4675, Page 140, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4793, Page 157; Book 4181, Page 95; Book 4849, Page 767; Book 5020, Page 58; Book 5028, Page 357; Book 5089, Page 592; Book 5545, Page 321; Book 6017, Page 179 and Book 10479, Page 219, in the Register's Office for Davidson County.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **633 Netherlands Drive, Hermitage, Tennessee 37076**.

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 heirs and 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 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/our hand(s) this the 29 DAY OF APRIL, 2022.

Lawrence Joseph Schneider

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~DAVIDSON~~ GALVESTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAWRENCE JOSEPH SCHNEIDER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of April, 2022.

Heather M Parizo
My Commission Expires
1/19/2026
Notary ID
128151070

Notary Public
My Commission Expires: Jan 19 2026
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 4/29/2022.

D. Shayne Adair

5/3/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 3 day of May, 2022.

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY