Karen Johnson Davidson County
Batch# 859227 DEEDWARR
05/19/2022 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20220519-0058283

WARRANTY DEED

KRISTIAN BOOTH
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 02, 2024
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Robertson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-2-24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Diane M. Arroyo	Origin Point, LLC	Map & Parcel 053 02-0 090.00
(NAME)	(NAME)	
1617 Merritt Street	1800 W Larchmont Ave. Ste 305	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Chicago IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Mark B. Schardt, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Diane M. Arroyo, a single woman, and Justin P. Matejcek, a single man, as tenants in common, 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:

A certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 5, on the Plan of Section One-Part Two, Addition to Fairway View, of record in Plat Book 4675, Page 55, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Mark B. Schardt by deed from Melissa Sparks, Reagan M. Jones and Glenda Marie Draper of record in Instrument 20201208-0142295, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to any and all matters and notes on plat of record in Plat Book 4675, Page 55, Register's Office, Davidson County, Tennessee.

Subject to any and all easements and minimum building setback lines of record.

unimproved ☐
This is improved ☑ property, known as 1617 Merritt Street, 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 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 9th day of May, 2022.

Mark B. Schardt

STATE OF TENNESSEE

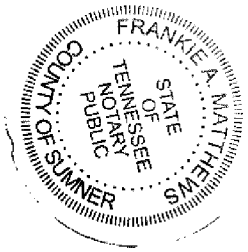
COUNTY OF Robertson

On this 9th day of May, 2022, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mark B. Schardt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
2-26-24

Notary Public,



202205190058283

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 05/13/2022 ____ (date of document).

Affiant Signature

05/13/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 13 day of May, 2022.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025