Karen Johnson Davidson County
Batch# 879187 DEEDWARR
06/28/2022 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $3,015.50
20220628-0073927

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $815,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF JUNE 2023

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William O. Dysart	NEW OWNER	
(NAME)	(NAME)	
348 Red Feather Lane		172-05-0A-040.00-CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(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, **SCHWERTER CONSULTING, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM O. DYSART , A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 40 on the Plan of Phase Four, Oakmont Subdivision of record in Plat Book 7900, Page 479 amended in Plat Book 9700 Page 882, 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 Kevin S. Pulliam and Patricia S. Pulliam, husband and wife, by Warranty deed from Douglas J. Lammers Married, of record in Instrument No. 20170524-0051774 Register's Office for Davidson County, Tennessee, dated May 22, 2017.

Being the same property conveyed to Michael Jon Schwerter, an unmarried man, by Warranty Deed from Kevin S. Pulliam and Patricia S. Pulliam, husband and wife, of record in Instrument No. 20211102-0146586 Register's Office for Davidson County, Tennessee, dated October 29, 2021.

Being the same property conveyed to Schwerter Consulting, LLC a California Limited Liability Company by Quitclaim deed from Michael Jon Schwerter, an unmarried man, of record in Instrument No. 20211117-0152879 Register's Office for Davidson County, Tennessee, dated November 17, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 348 Red Feather Lane, Brentwood, TN 37027
(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 17 day of June, 2022

SCHWERTER CONSULTING, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____

MICHAEL SCHWERTER, SOLE MEMBER

STATE OF ~~TENNESSEE~~ CALIFORNIA

COUNTY OF ~~DAVIDSON~~ ORANGE

Before me, the undersigned notary public, personally appeared Michael Schwerter, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Sole Member for Schwerter Consulting, LLC, the within named bargainor, a limited liability company, and that he is the Sole Member of executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as the Sole Member.

Witness my hand and official seal this 17th day of JUNE, 2022.

Commission expires: MAY 16, 2023

_____

Notary Public

SILVIA LAINEZ
Notary Public - California
Orange County
Commission # 2285826
My Comm. Expires May 16, 2023

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 06/24/2022 ____ (date of document).

Affiant Signature

06/24/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 24 day of June, 2022.

Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025