Karen Johnson Davidson County
Batch# 892583 DEEDWARR
07/22/2022 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20220722-0084254

WARRANTY DEED

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 2022.

Notary Public

MY COMMISSION EXPIRES: . 8/10/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 218
Smyrna, TN 37167

22004471

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Patrick Hartman and Jenna Sawyer Lorenz Hartman	AmeriSave Mortgage Corp.	
(NAME) 7447 Huntwick Trail	(NAME) 3525 Piedmont Rd. NE, 8 Piedmont Center , Suite 600	127-00-0-153.00
(ADDRESS) Nashville, TN 37221	(ADDRESS) Atlanta, GA 30305	
(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, WE, **David Schrieber and Melanie Ulrich n/k/a Melanie Schrieber, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Patrick Hartman and Jenna Sawyer Lorenz Hartman, husband and wife,** 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:

Being all of Lot No. 27 on the plan of Section 2, Huntwick Estates of record in Plat Book 4860, Page 89-90, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to David Schrieber, unmarried and Melanie Ulrich, unmarried, as tenants in common with rights of survivorship by Warranty Deed dated December 21, 2018 from Joshua Lyles, a single man and Anna K. Lyles, a single woman, of record in Instrument Number 20181226-0124852, Register's Office for Davidson County, Tennessee.

Upon oath Melanie Schrieber warrants, covenants and certifies that she is one and the same as Melanie Ulrich.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All matters appearing on the plan of record; 5) All applicable government and zoning regulations.

Improved Property known as: **7447 Huntwick Trail, Nashville, Tennessee 37221**

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 our hands this 21st day of July, 2022.

David Schrieber

Melanie Schrieber

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at office this 21st day of July, 2022.

Commission expires: 2-22-25



Heather Lee
Notary Public

RETURN TO:

ALLEGIANCE TITLE OF TENNESSEE, LLC
278 DOUG WARPOOLE ROAD, STE 218
SMYRNA, TN 37167

TRUE COPY CERTIFICATION

I, Robin White, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law on July 21, 2022.

Affiant Signature

7.21.22
Date

State of Tennessee

County of Williamson

Sworn and subscribed before me this 21 day of July, 2022.

Christina Indrei
Notary

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 8/10/25