THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220741707**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $560,000.00. Affiant Subscribed and sworn to before me, this 2nd day of August, 2022. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 899754 DEEDWARR
08/05/2022 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20220805-0089428

KATELYNNE C. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCT. 2, 2023

WARRANTY DEED

Address New Owner: Daniel Schmedding, and Daniel Schmedding and Barbara Schmedding 6335 Sunnywood Drive Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 173 09 0B 111.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Adrian Dixon and Myrlande Dixon, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel Schmedding, unmarried and Daniel Schmedding and Barbara Schmedding, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 264, on the plan of Phase 3, Section 1, Barnes Cove, as shown on plat of record in Instrument No. 20060113-0005373, said Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Adrian Dixon and Myrlande Dixon, Husband and Wife, by Warranty Deed from Daniel Jacob Crews, Unmarried and Tiffany Renee Crews, Unmarried, of record in Instrument No. 20170419-0038467, in the Register's Office of Davidson County, Tennessee, dated April 14, 2017 and recorded on April 19, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase 3, Section 1, Barnes Cove, as recorded in Instrument No. 20060113-0005373.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20021217-0155806; Instrument No. 20040429-0048624 and Instrument No. 20110720-0055565.

Easement for Right of Way, recorded in Book 5215, Page 482.

Easement for Ingress/Egress, recorded in Book 5385, Page 986.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument No. 20020201-0014182 and Instrument No. 20040413-0041473.

This is improved property located at 6335 Sunnywood Drive Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of August, 2022.

Adrian Dixon

Myrlande Dixon

STATE OF Maryland)
COUNTY OF Baltimore)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Adrian Dixon and Myrlande Dixon, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of August, 2022.

Notary Public
My Commission Expires: 05/05/2026

LATRICE WHITAKER
Notary Public
State of Maryland
Anne Arundel County
My commission exp. May 5, 2026

Certificate of Authenticity

I, Jameika 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 8/2/2022.

Date

Jameika Jones
Affiant Signature

8/05/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 5th day of August, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)