Karen Johnson Davidson County
Batch# 909364 DEEDWARR
08/29/2022 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20220829-0097266

WARRANTY DEED

KENYON J. SALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2023

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: May 9, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST22-071352

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Randy Marks	**New Owner**	
(NAME)	(NAME)	
8305 Saint Danasus Drive		173 09 0A 238.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS ($385,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, GYPSY JO SCHWENDIMANN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RANDY MARKS, MARRIED MAN, 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 Lot No. 179 on the Plan of Lenox Village, Revision to Lots 177 Through 188, Phase "E", A Planned Unit Development, as of record in Instrument No. 20040726-0088981, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kathryn Lark Parsons and husband, Eric Scott Parsons by Warranty Deed from Karen L. Hill, an unmarried person, dated 08/13/2007 and recorded 08/17/2007, of record in Instrument 20070817-0098614, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kathryn Lark Parsons by Quitclaim Deed from Eric Scott Parsons, dated 04/23/2014 and recorded 07/02/2014, of record in Instrument 20140702-0058466, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kathryn Lark Fitzgerald, an unmarried woman by Quitclaim Deed from Kathryn Lark Fitzgerald, FKA Kathryn Lark Parsons, an unmarried woman, dated 05/24/2021 and recorded 06/07/2021, of record in Instrument 20210607-0075994, Register's Office for Davidson County, Tennessee.

Kathryn Lark Fitzgerald having since died on November 8, 2021 intestate, leaving Gypsy Jo Schwendimann as the sole heir at law. Affidavit of heirship filed of record in Instrument No. 202208290097265, Davidson County Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 8305 Saint Danasus Drive, Nashville, TN 37211
(House No.) (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/our hand(s) this the 16th day of August, 2022

Gypsy Jo Schwendimann

STATE OF **TENNESSEE**
COUNTY OF **WILLIAMSON**

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Gypsy Jo Schwendimann, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 16th day of August, 2022.

Notary Public

My Commission Expires: 11/5/24

(SEAL)

MISTY L. SEVERS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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 August 16, 2022.

Date

Jameika Jones
Affiant Signature

8/18/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 18th 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)