WARRANTY DEED

Karen Johnson Davidson County
Batch# 914976 DEEDWARR
09/09/2022 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20220909-0101258

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)
03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0580

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Shannel Broadus and Tyrone Broadus	New Owner	Map: 098130C17400CO
(NAME) 2212 Seven Points Cir.	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS ($635,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DAVID R. SCHNEIDER AND JAMIE L. SCHNEIDER, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SHANNEL BROADUS AND TYRONE BROADUS, WIFE AND HUSBAND,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 167, on the Plan of Phase 5, Section 1, The Meadows of Seven Points, of record in Instrument No. 20060522-0059944, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David R. Schneider and Jamie L. Schneider, husband and wife, by deed from Michael Christensen, unmarried, of record in Instrument No. 20160810-0083189, dated August 9, 2016, Register's Office for said County.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20060522-0059944, said Register's Office; (3) Charter for Homeowner's Association of record in Instrument No. 200003220028986, said Register's Office; (4) Articles of Organization of record in Book 11621, Page 867, said Register's Office; (5) Access and Maintenance Easement of record in Book 11738, Page 776, Instrument No. 20060227-0021950, and Instrument No. 20070206-0015607, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 11670, Page 822, Book 11670, Page 837, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2212 Seven Points Cir., Hermitage, TN 37076
(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 our hands this 6th day of September, 2022.

David R. Schneider

Jamie L. Schneider

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 R. Schneider and Jamie L. Schneider, 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 this, 6th day of September, 2022.

My Commission Expires: 3-3-24

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Kate Smith, 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 9/6/22.

Date

Affiant Signature

9/6/22
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 6th day of September, 2022.

Notary's Signature

My Commission Expires: 6/23/25
Date

Notary's Seal (if on paper)

