THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney

Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Alexandra Lee Schwartz and
Luke Johnson Schwartz
3724 Hillbrook Drive
Nashville, TN 37211
SEND TAX BILLS TO:
FirstBank
722 Columbia Avenue
Franklin, TN 37064

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 915934 DEEDWARR
09/13/2022 11:37:43 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20220913-0102192

WARRANTY DEED

(Map 148-01-0; Parcel 092.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **MICHELLE L. WILLARD, A MARRIED WOMAN,** hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **ALEXANDRA LEE SCHWARTZ AND LUKE JOHNSON SCHWARTZ, WIFE AND HUSBAND,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 7 on the Plan of Hillbrook, Section 2, as of record in Book 3300, Page 12, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said property.

SAID lot fronts 93 feet on the easterly side of Hillbrook Drive and runs back 160.5 feet on the northerly line and 139.8 feet on the southerly line to a dead line in the rear on which it measures 96 feet.

BEING the same property conveyed to Michelle L. Willard, unmarried, by Warranty Deed dated February 24, 2010, from Jean Whitmire, unmarried, and Sandra Strickland, married, recorded February 26, 2010, in Instrument No. 20100226-0014904, in the Register's Office of Davidson County, Tennessee. Further conveyed to Michelle L. Willard and Megan Cochrane, married, as joint tenants with rights of survivorship, by Quitclaim Deed dated April 20, 2017, from Michelle L. Willard, unmarried, and recorded April 21, 2017, in Instrument No. 20170421-0039379, in said Register's Office. Further conveyed to Michelle L. Willard, by Quitclaim Deed dated April 11, 2020, from Megan Cochrane, and recorded April 21, 2020, in Instrument No. 20200421-0041457, in said Register's Office.

Erin Floyd, spouse of Michelle L. Willard joins in this conveyance to convey any marital interest she may have in subject property, by virtue of marriage or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 3724 Hillbrook Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2022 real property taxes which will be prorated at closing and paid by the Grantees.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hand and signature on this the 9th day of September, 2022.

MICHELLE L. WILLARD

ERIN FLOYD

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 Michelle L. Willard and Erin Floyd, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of September, 2022.

Notary Public

My Commission Expires: 5-19-23

(SEAL)

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $315,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 9th day of September, 2022.

Notary Public

My commission Expires: _____

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAR 2024

File No. GTS1-2022-472