Karen Johnson Davidson County
Batch# 930705 DEEDWARR
10/18/2022 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,824.10
20221018-0113506



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $493,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of October, 2022.

Notary Public

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Doug John Jorgenson	Doug John Jorgenson	133-15-0C-001.00-CO
532A Paragon Mills Road	532 A Paragon Mills Rd.	
Nashville, TN 37211	Nashville, TN 37211	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Breanna Marie Choffin Schmitt and Alex Benjamin Schmitt, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Doug John Jorgenson, an unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit "A" Homes of 532 Paragon Mills, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for Homes of 532 Paragon Mills, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180215-0015084 and amended in Instrument No. 20181212-0120984, Register's Office for Davidson County, Tennessee. to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Homes of 532 Paragon Mills a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20180215-0015084 and amended in Instrument No. 20181212-0120984, and Bylaws

appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Breanna Marie Choffin Schmitt and Alex Benjamin Schmitt, husband and wife by Warranty deed from Jennifer Catherine Murphy Blair and Jack Blair, wife and husband of record in Instrument No. 20201009-0117775 Register's Office for Davidson County, Tennessee.

Being improved property known as **532A Paragon Mills Road, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14th day of October, 2022.

Breanna Marie Choffin Schmitt

Alex Benjamin Schmitt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Breanna Marie Choffin Schmitt and Alex Benjamin Schmitt, 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 14th day of October, 2022.

Notary Public
My Commission Expires: May 7, 2024

LTC File No. 22-000749-524

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **10/17/2022** (date of document).

Affiant Signature

10/17/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17** day of **October**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

