Karen Johnson Davidson County
Batch# 931200 DEEDWARR
10/18/2022 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $2,847.15
20221018-0113849

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $769,500.00

Affiant

Subscribed and sworn to before me, this 13th day of October 2022.

Notary Public
My commission expires:

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Address of New Owner:	Send Tax Bills to:	Tax Information
Lara Bills and James Bills 6325 Holly Trace Way Nashville, TN 37221	Same as new owner	155-16-0A-260.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dolores P. Schnittjer, Surviving Trustee of the Schnittjer Irrevocable Trust dated January 25, 2016,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Lara Reeves Bills and James Lamar Bills, wife and husband,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 214 on the plan of Traceside, Section Ten, Revision One, of record in Book 9700, page 827, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Richard D. Schnittjer and Dolores P. Schnittjer, husband and wife, by Warranty Deed from Centex Homes, a Nevada General Partnership, dated November 3, 2000 of record in Instrument No. 20001109-0111417, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Further, being the same property conveyed to Richard D. Schnittjer and Dolores P. Schnittjer, Trustees of the Schnittjer Irrevocable Trust dated January 25, 2016 by Quitclaim Deed from Richard D. Schnittjer and Dolores P. Schnittjer, husband and wife dated February 18, 2016 of record as Instrument No. 20160308-0021961, Register's Office for Davidson County, Tennessee. Richard D. Schnittjer having since died on July 19, 2017.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 6325 Holly Trace Way, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 13th day of October, 2022.

Schnittjer Irrevocable Trust dated January 25, 2016

By: Dolores P. Schnittjer

Dolores P. Schnittjer
Its: Surviving Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Dolores P. Schnittjer, Surviving Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustees (or other officer authorized to execute the instrument) of the **Schnittjer Irrevocable Trust dated January 25, 2016**, the within named bargainor, a Trust, and that such Trustees, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Surviving Trustee (or other authorized officer).

Witness my hand and official seal at Franklin, Tennessee, this the 13th day of October, 2022.

Notary Public

My Commission expires: 6.17.2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2022097558

Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Elizabeth Yerger, 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 **October 13, 2022**.

Affiant Signature

October 18, 2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

18th day of **October**, 20**22**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

