Karen Johnson Davidson County
Batch# 949807 DEEDWARR
12/09/2022 11:41:30 AM 4 pgs
Fees: $23.00 Taxes: $1,824.10
20221209-0128302

Name and Address of New Owner:
Mark Schwaner and Rafaela Schwaner
5537 Peninsula Park Landing
Hermitage, TN 37076
Send Tax Bills To:
Filo Mortgage LLC
555 East North Lane, Bldg C, Suite 6125
Conshohocken, PA 19428
This Instrument Prepared By:
Stones River Title Company, LLC
752 South Church Street
Murfreesboro, TN 37130

Map & Parcel No: 097-16-0A-001-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Donald B. Megahan III**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mark Schwaner, and Rafaela Schwaner, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

BEING Lot No. 56 on the Plan of First Revision to The Peninsula*, a Planned Residential Development, of record in Plat Book 9700, Page 8, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. * Phase I

Being the same property conveyed to Donald B. Megahan, III by Deed dated May 13, 2005 from Michael Darren Vaughan, unmarried, recorded May 18, 2005, in Instrument Number 20050518-0055877, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to Covenants, Conditions and Restrictions and By-Laws of record in Book 9564, Page 693; Book 9977, Page 359; Book 9754, Page 35; Book 11258, Page 85; Book 11181, Page 537; Instrument 200303130033780, said Register's Office.

This is improved (X) or unimproved ( ) property, known as: 5537 Peninsula Park Landing, Nashville, TN 37076

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of December, 2022.

Donald B. Megahan III

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 2nd day of December, 2022, before me personally appeared Donald B. Megahan III, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of December, 2022.

Notary Signature
My commission expires: 2/24/26

MACY STEELE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $493,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
2nd day of December, 2022.

Notary Public
My commission expires: 3/6/24
File No. 2022-11-2273

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 12/2/22 (date of document)

Affiant Signature

12/9/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 9 day of December, 2022

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY