Return to:
BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 977514 DEEDWARR
03/06/2023 03:03:10 PM 2 pgs
Fees: $13.00 Taxes: $1,846.30
20230306-0016036

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$499,000.00.**

Affiant

Subscribed and sworn to before me, this the 2nd day of March, 2023.

Notary Public

My commission expires: 9-29-2025

(AFFIX SEAL)

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michaela M. Schumacher **Samuel J. Schumacher**	United Wholesale	**Map 188-10-0-A Parcel 268-00co**
716 Goswell Drive	PO Box 202028	
Nolensville, TN 37135	Florence, SC 29502	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jessica Lyn Krug, a single woman

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

Michaela M. Schumacher and Samuel J. Schumacher, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 268 on the Plan of Carothers Crossing, Phase 7, Section 1B, of record in Instrument No. 20200910-0103222, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jessica Lyn Krug, a single woman, by Warranty Deed dated June 25, 2021, from Regent Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20210628-0087580, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to McGowan Family Limited Partnership, a Tennessee Limited Partnership, by Special Warranty Deed dated September 21, 2017, from WM SUB CC PDL, LLC, a Tennessee limited liability company, of record in Instrument No. 20171002-0100692, Register's Office for Davidson County, Tennessee. And further being part of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed dated May 17, 2019, from McGowan Family Limited Partnership, a Tennessee Partnership, of record in Instrument No. 20190528-0050141, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Instrument No. 20200910-0103222, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Declaration of Charter, Easements, Covenants and Restrictions for Carothers Crossing of record in Instrument No. 20070627-0076582 amended in Instrument No. 20080515-0049892, Instrument No. 20171002-0100689, and Scrivener's Affidavit in Instrument No. 20171220-0129697, and made applicable to Phase 7 Sections 1A, 1B, and 1C, of record in Instrument No. 20210625-0086747, and ByLaws appended thereto, Register's Office for Davidson County, Tennessee. 3) Master Deed Restrictions for Carothers Crossing of record in Instrument No. 20070627-0076581 amended in Instrument No. 20080515-0049893 and Instrument No. 20180125-0008094, Register's Office for Davidson County, Tennessee. 4) Assignment and Assumption of Declarant Rights of record in Instrument No. 20171002-0100690, Register's Office for Davidson County, Tennessee. 5) Charter of Carothers Crossing Neighborhood Association, Inc., of record in Instrument No. 20070307-0027908, Register's Office for Davidson County, Tennessee. 6) Right of Way Easements to Colonial Pipeline Company of record in Book 3578 Page 491, Book 3611 Page 193, Book 3611 Page 195, Book 3671 Page 353, Book 4588 Page 476 and Book 4588 Page 484, Register's Office for Davidson County, Tennessee. 7) Easement and Memorandum Agreement of record in Instrument No. 20070123-0009057 and Assignment of record in Instrument No. 20140827-0078032, Register's Office for Davidson County, Tennessee. 8) Declaration of Easement of record in Instrument No. 20140507-0038903, Register's Office for Davidson County, Tennessee. 9) Supplemental Declaration to Easement of record in Instrument No. 20140603-0048042, Register's Office for Davidson County, Tennessee. 10) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20190508-0043213, Register's Office for Davidson County, Tennessee. 11) Taxes for the current year, prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **716 Goswell Drive, Nolensville, TN 37135**

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 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 my/our hand(s) this **2nd** day of **March, 2023.**

Jessica Lyn Krug

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jessica Lyn Krug,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **2nd** day of **March, 2023.**

Notary Public

My Commission Expires: 10/23/2023

JENNIFER WEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY