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

WARRANTY DEED

Karen Johnson Davidson County
Batch# 984441 DEEDWARR
03/24/2023 11:20:09 AM 2 pgs
Fees: $13.00 Taxes: $6,845.00

20230324-0021515

File #2023-0060

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,850,000.00.

Affiant

Subscribed and sworn to before me on 16th March, 2023.

NOTARY PUBLIC
My Commission Expires:

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Paul Schwinn Penny ~~Gibson~~ Schwinn 809 Forest Hills Dr. Nashville, TN 37220	3813 Hilldale Dr. Nashville, TN 37215	160-06-0-012.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **TONIA GIBSON AND JONATHAN C. STRINE (ERRONEOUSLY REFERRED TO AS JOHN C. STRINE), WIFE AND HUSBAND**, hereinafter called **"GRANTORS,"** has bargained and sold, and by these presents does transfer and convey unto, **PENNY SCHWINN AND PAUL SCHWINN, WIFE AND HUSBAND,** hereinafter called **"GRANTEES,"** 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. 199, as shown on the map entitled Section One, Oak Hill Estates, of record in Book 3700, pages 118, 119 and 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

TOGETHER WITH rights contained in the appurtenant Utility Easement, of record in Book 8357, page 68, said Register's Office.

Being the same property conveyed to TONIA GIBSON AND JONATHAN C. STREIN (ERRONEOUSLY REFERRED TO AS JOHN C. STRINE), WIFE AND HUSBAND, by deed from TUBB PROPERTIES, LLC, of record as Instrument No. 20210223-0022478, dated February 12, 2021, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 809 Forest Hills Dr. Nashville, TN 37220.

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, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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 our hands on March 16, 2023.

Grantor:

TONIA GIBSON

Grantor:

JONATHAN C. STRINE A/K/A JOHN C. STRINE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **TONIA GIBSON AND JONATHAN C. STRINE A/K/A JOHN C. STRINE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of March, 2023.

Notary Public

My commission expires: 6/14/25

