Name and Address of New Owner:
Carl Norman Repp
DandeLyon Vredenburg
4832 Myra Drive,
Nashville, TN 37076

Karen Johnson Davidson County
Batch# 990400 DEEDWARR
04/11/2023 08:56:30 AM 4 pgs
Fees: $23.00 Taxes: $2,220.00
20230411-0026188

Send Tax Bills To:
Carl Norman Repp
DandeLyon Vredenburg
4832 Myra Drive,
Nashville, TN 37076

This Instrument Prepared By:
National Title Services, LLC
15 Century Boulevard, Suite 307
Nashville, TN 37214
TN-23-3404

Map & Parcel No: 087-09-0-084

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, **James Schmoock and Carol Schmoock, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Carl Norman Repp and DandeLyon Vredenburg, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Final Plat of New Hope Estates Phase One, of record in Plat Book 9700, Page 319, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to James M. Schmoock and Carol K. Schmoock by Warranty deed from Brandi Michelle Thomas unmarried of record in Instrument No. 20060519-0059014 Register's Office for Davidson County, Tennessee, dated April 19, 2006 and recorded on May 19, 2006.

Property commonly known as: 4832 Myra Drive, Nashville, TN 37076

This conveyance is subject to the following: 1) Property taxes for the year 2023, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances;

3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 6th day of April, 2023.

James Schmoock (SEAL)
James Schmoock

Carol K. Schmoock (SEAL)
Carol Schmoock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of April, 2023, before me personally appeared James Schmoock and Carol Schmoock, 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 6th day of April, 2023.

MITCHELL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

Notary Signature
My commission expires: 7/9/24

MITCHELL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

AFFIDAVIT OF VALUE

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 $600,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brandy Heath
Affiant

MITCHELL THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 6th day of April, 2023.

Notary Signature
My commission expires: 7/9/24

Tennessee Certification of Electronic Document

I, Travis Treweek, 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 3/22/2022 (date of document).

Travis Treweek
Affiant Signature

3/22/2022
Date

State of Tennessee

County of Hamilton

Sworn to and subscribed before me this 23 day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 01/22/2025

NOTARY'S SEAL

