Karen Johnson Davidson County
Batch# 1003534 DEEDWARR
05/15/2023 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20230515-0036255

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-20925-DJ

ADDRESS NEW OWNER
Herbert Schmulewicz
45 Chardonnay Ct
Danville, CA. 94506

MORTGAGEE
None

SEND TAX BILLS
Owner

MAP-PARCEL:
097-02-0A-067.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Julie Martin Ai and husband Siduo Ai,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Herbert Schmulewicz and Judith E. Schmulewicz, husband and wife, joint tenants with rights to survivorship,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Wilson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 67 on the plan of Final Plat of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument No. 20080723-0075577 and Surveyor's Certificate of Correction in Instrument No. 20081105-0110185, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Julie Anne Martin, an unmarried woman by Warranty deed from Loretta Carpenter of record in Instrument No. 20170905-0090900 Register's Office for Davidson County, Tennessee, dated August 31, 2017 and recorded on September 05, 2017.

Julie Anne Martin and Julie Martin Ai are one and the same person.

Siduo Ai herein joins in to convey any and all marital interest he may have, if any.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **1406 Riverbrook Dr Hermitage, TN 37076.**

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 we do covenant with 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 our hands this 15th day of May, 2023.

Julie Martin Ai

Siduo Ai

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Julie Martin Ai and Siduo Ai, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of May, 2023.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10/10/2024

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $340,000.00.

AFFIANT

Subscribed and sworn to before me this 15th day of May, 2023.

NOTARY PUBLIC

My Commission Expires: 5-7-2024

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 05/15/2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 05/15/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 **day of** May, **2023.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM