# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1012557 DEEDWARR
06/08/2023 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20230608-0043650

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$305,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF JUNE 2023.

Notary Public

MY COMMISSION EXPIRES: 10/16/2024
(AFFIX SEAL)

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
**The Closing Company Title & Escrow LLC**
**8005 Church Street E, Ste 219**
**Brentwood, TN 37027**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Philipp Schmitt** | **BMO Harris Bank, N.A.** | **150-11-0-112.00** |
| (NAME) | (NAME) | |
| **3413 New Towne Road** | **PO Box 0054** | |
| (ADDRESS) | (ADDRESS) | |
| **Antioch, TN 37013** | **Palatine, IL 60055** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **KAY L. LAWRENCE, AN UNMARRIED WOMAN, SURVIVING TENANT BY THE ENTIRETY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PHILIPP SCHMITT, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being Lot No. 213 on the Plan of Section Three, Towne Village of the Country of record in Plat Book 5200, Pages 268-269, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 213 fronts 65.0 feet on the northerly margin of New Towne Road and extends back 151.71 feet on the northeasterly line and 139.1 feet on the southwesterly line to a dead line in the rear measuring 66.21 feet thereon.**

**Being the same property conveyed to Harry Vann Lawrence, Jr. and wife, Kay L. Lawrence and to Walter James Litaker, Jr. and wife, Mary Jean Litaker by Warranty Deed from Randall Phillips Builders, Inc. dated September 30, 1982, and recorded October 1, 1982, of record in Book 5944, Page 476, Register's Office for Davidson County, Tennessee. Walter James Litaker, Jr. and wife, Mary Jean Litaker conveyed their interest unto Harry Vann Lawrence Jr. and wife, Kay L. Lawrence by Quitclaim Deed dated October 10, 1986, and recorded October 22, 1986 of record in Book 7016, Page 715, Register's Office for Davidson County, Tennessee. Harry Vann Lawrence, Jr. having since died October 14, 2021, leaving Kay L. Lawrence A/K/A Kay Litaker Lawrence as the surviving tenant by the entirety.**

unimproved ☐
This is improved ☒ property, known as **3413 New Towne Road** (House Number) (Street) (P.O. Address) **Antioch, TN** (City or Town) **37013** (Postal Zip)

This conveyance is made subject to any conditions, easements or other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2022 real property taxes have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Plat Book 5200, Page 268-269, said Register's Office, said Register's Office.

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

**Witness my hand this** 5th day of June 2023.

6-5-2023

Kay L. Lawrence

**Kay L. Lawrence**

**ACKNOWLEDGMENT**

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**STATE OF FLORIDA**
**COUNTY OF** Florida

Personally appeared before me, the undersigned, of said County, Kay L Lawrence, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Venice, Florida this 5th day of June 2023.

Commission expires: 8/2024

Notary Public State of Florida
Iyabode Fagbemi-Farrington
My Commission HH 032597
Expires 08/16/2024

Notary Public

# Certificate of Authenticity

I, Joshua A. Terry, 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 6/5/2023.

Affiant Signature – Joshua A. Terry

6/7/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/7/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE NOTARY PUBLIC
My Comm. Exp. September 28, 2026
COUNTY OF WILLIAMSON