Karen Johnson Davidson County
Batch# 1015967 DEEDWARR
06/16/2023 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20230616-0046042

Name and Address of New Owner:
Ann Mary Schwichtenberg
2900 Cherrybark Court
Hermitage, TN 37076

Send Tax Bills To:

This Instrument Prepared By:
Monarch Title, LLC
252 Jackson Meadows Drive
Suite 301
Hermitage, TN 37076

Map & Parcel No: 097-08-0A-016-00

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, **Thomas Leonard**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ann Mary Schwichtenberg, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. C-4, together with carport designated as No. 16, on the Plan of Lake Chateau Condominiums, of record in Book 6250, pages 607-610, as amended in Book 7025, page 380, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas Leonard from Harvey Stout and Janet Stout, husband and wife, by Quitclaim Deed dated December 22, 2022 and recorded January 9, 2023 in Instrument #20230109-0001617, said Register's Office.

Being the same property conveyed to Randal Scott Stout, unmarried man, from Vickie Curtis, by Warranty Deed dated December 17, 2021 and recorded January 12, 2022 in Instrument #20220112-0004235, said Register's Office. The said Randal Scott Stout having since died intestate, April 26, 2022, as evidenced by Affidavits of Heirship of record in Instrument #20230109-0001615, and in Instrument #20230109-0001616. Estate of the decedent being administered in the Seventh Court for Davidson County, Probate Division, in Case #22P1008.

Propertyv more commonly known as 116 Lake Chateau Drivc, Nashvbille, TN 37076.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 _____day of May, 2023.

Thomas Leonard (SEAL)

STATE OF Virginia
COUNTY OF City of Bristol

On this 23rd day of May, 2023, before me personally appeared Thomas Leonard, 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 23rd day of May, 2023.

Notary Signature
My commission expires:

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 $275,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF ~~TENNESSEE~~ Virginia
COUNTY ~~OF DAVIDSON~~ City of Bristol

Sworn to and subscribed before me this 23rd day of May, 2023.

Notary Signature
My commission expires: 01/31/25

MELANIE MICHELLE HARRIS
Notary Public
Commonwealth of Virginia
Registration No. 7922810
My Commission Expires Jan 31, 2025

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Notary Public
Commonwealth of Virginia
Registration No. 7922810
My Commission Expires Jan 31, 2025

Tennessee Certification of Electronic Document

I, Aubrey Seavers, 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 5/22/2023 (date of document).

Affiant Signature

6/15/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15th day of June, 2023.

EMILY ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 5/9/2026

NOTARY'S SEAL