Karen Johnson Davidson County
Batch# 1016070 DEEDWARR
06/16/2023 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,772.30
20230616-0046175

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2023.

Notary Public
MY COMMISSION EXPIRES: 4-23-25
File No. G23-18901

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Robert V. Klaasen and Karen L. Klaasen (NAME)	Approved Mortgage (NAME)	043-04-0A-042.00 CO
5399 Brookstone Lane (STREET ADDRESS)	107 North State Road 135, Ste. 301 (STREET ADDRESS)	
Greenwood, IN 46142 (CITY) (STATE) (ZIP)	Greenwood, IN 46142 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Barbara L. Schrader, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert V. Klaasen and Karen L. Klaasen, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee being all of Lot No. 42 on the First Revision, Final Plat of Cluster Lot Subdivision, River Landing, Section 1, Phase I (formerly known as Windstar Estates, Section 1, Phase 1) of record in Instrument No. 20060918-0115492, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Barbara L. Schrader by Quitclaim Deed from Conrad A. Reiber, dated 4/26/2018 and recorded 5/24/2018 in Instrument No. 20180524-0049755; and the same property previously conveyed to Barbara L. Schrader and Conrad A. Reiber, as joint tenants with rights of survivorship, by Warranty Deed from Brad Pitzer and wife, Kaatje Pitzer, dated 8/4/2017 and recorded 8/7/2017 in Instrument No. 20170807-0080768, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 808 Northstar Court, Old Hickory, TN 37138.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

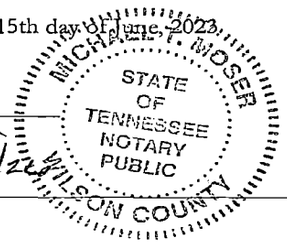
Witness my/our hand(s) this 15th day of June, 2023.

X Barbara L. Schrader
Barbara L. Schrader

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of June, 2023, before me personally appeared Barbara L. Schrader, 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 15th day of June, 2023.



Notary Signature
My commission expires: 1/28/24

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 6-15-23 (date of document).

Affiant Signature

6.16.23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 16th day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY