Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1030240 DEEDWARR
07/25/2023 10 07 42 AM 2 pgs
Fees $13 00 Taxes $1,363 45

20230725-0057182

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $368,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF July, 2023

Notary Public

MY COMMISSION EXPIRES 5/7/24 (AFFIX SEAL)

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
Christopher Carlton Schmoke and Kristin Elizabeth Schmoke	NEW OWNER	
(NAME) 78 Benzing Rd	(NAME)	162 07 0 012.00
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(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, **FELICIA GIBSON THOMAS, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER CARLTON SCHMOKE AND KRISTIN ELIZABETH SCHMOKE, 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 Lot Number 73 on the Plan Antioch Park Section 1, as of record in Book 3600, Page 96, Register's Office for Said County.

Said Lot Number 73 fronts 78.00 feet on the Northwesterly side of Benzing Road and extends back 165.20 feet on the Southwesterly line and 174.70 feet on the Northeasterly line, to a line in the rear on which it measures 70.06 feet.

There is also conveyed a certain easement over and across a small triangular part of Lot Number 74 on said Plan beginning at the common front corner of Lots Number 73 and 74, running Northerly along the line between said two lots to the common rear corner of Lots 73 and 74; thence Westwardly along the rear line of Lot Number 74. 1.56 feet to a point; thence Southwardly along a straight line a distance of 165.2 feet, more of less, to the point of beginning, said easement having granted by Mrs. Dorris Ray Sneed to Ellis Eking and wife, Anita G. King, their heirs and assigns, by Instrument of record in Book 4424, Page 819, Register Office for Davidson's County Tennessee.

Being the same property conveyed to Felicia Gibson Thomas, unmarried, by Special Warranty Deed from Aurora Loan Services LLC organized and existing under the laws of the United States of America, of record in Instrument No. 20091229-0117836, in the Register's Office of Davidson County, Tennessee, dated October 30, 2009 and recorded on December 29, 2009.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 78 Benzing Rd , Antioch, TN 37013
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 my hand this 21st day of July, 2023

Felicia Gibson Thomas

FELICIA GIBSON THOMAS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Felicia Gibson Thomas, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of July, 2023.

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Commission expires

Notary Public