WARRANTY DEED

Karen Johnson Davidson County
Batch# 1036152 DEEDWARR
08/08/2023 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $2,475.30
20230808-0061509

File #23-TC-0420-TWG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $669,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF August, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ALEXIS CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. APRIL 23, 2025

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alyssa Gaughen	**Kwik Mortgage Corporation**	
(NAME)	(NAME)	
420 Alden Court	**959 US Highway 46 East, Suite 401**	**103-06-0-249.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Parsippany, NJ 07054**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BENJAMIN SCHWARTZMAN AND JESSICA SCHWARTZMAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALYSSA GAUGHEN, UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Resubdivision Reserved Parcel "A", Brookside Courts Addition No. 2 of record in Plat Book 5210, Page 190, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Benjamin Schwartzman and Jessica Schwartzman, husband and wife by Warranty deed from Mary Abigail Smith and Reed C. Smith, wife and husband of record in Instrument No. 20191205-0125803 Register's Office for Davidson County, Tennessee, dated November 25, 2019 and recorded on December 05, 2019.

This conveyance is subject to:
* Taxes for the year 2023, a lien not yet due and payable.
* Subject to all matters shown on the Plan of record in Plat Book 5210, Page 190, Register's Office for Davidson County, Tennessee.
* Agreement for Dedication of Easement for Sanitary Sewers and/or Strom Drainage of record in Book 5525, Page 771, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **420 Alden Court, Nashville, TN 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 8th day of August, 2023.

Benjamin Schwartzman by Loy Carney, Attorney-In-Fact

Jessica Schwartzman by Loy Carney, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Loy Carney, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Benjamin Schwartzman
and acknowledged that he executed the same as the free act and deed of the said Benjamin Schwartzman.

Witness my hand, at office, this 8th day of August, 2023.

Notary Signature
My commission expires: 8-20-2027

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Loy Carney, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Jessica Schwartzman and acknowledged that he executed the same as the free act and deed of the said Jessica Schwartzman.

Witness my hand, at office, this 8th day of August, 2023.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Tonya Cherry,** 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 this the 8 day of August, 2023.

Affiant Signature

Date 8/8/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 8 day of August, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2025

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON