WARRANTY DEED

Karen Johnson Davidson County
Batch# 1038145 DEEDWARR
08/14/2023 02 58 42 PM 2 pgs
Fees $13 00 Taxes $2,664 00

20230814-0063189

JM-FC-23-5408

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $720,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Nancy G. Schwarz	**NEW OWNER**	
(NAME)	(NAME)	**160-11-0A-097 00-CO**
5408 Hearthstone Ln		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **SHELLEY L. MITRAK, UNMARRIED, AND CLIFTON M. BLACKWOOD, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NANCY G. SCHWARZ, 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 97 on the Plan of Phases I, II, III and IV, Hemmingwood of record in Plat Book 6900, Page (s) 6 through 8, inclusive, 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 Shelley L Mitrak and Clifton M Blackwood, joint tenants with right of survivorship by Warranty deed from Matthew Stratton Loftis and Lesley McMahan Loftis, husband and wife of record in Instrument No 20200617-0062993 Register's Office for Davidson County, Tennessee, dated April 20, 2020 and recorded on June 17, 2020

This conveyance is subject to
- Taxes for the year 2023 and subsequent years
- Plan of record in Plat Book 6900, Page (s) 6, 7 and 8, Register's Office for Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Book 6730, Page 329, as amended in Book 6892, Page 540, Book 6925, Page 268, as corrected in Book 6948, Page 268, Book 7269, Page 387, Book 7474, Page 205, Instrument No 20130619-0062819 and Instrument No 20210401-0043070, Register's Office for Davidson County, Tennessee
- Common Area Conveyance to HOA of record in Book 6962, Page 404, as re-recorded in Book7207, Page 84, in the Register's Office for Davidson County, Tennessee
- Charter of record in Book 6704, Page 373, as amended in Book 6936, Page 893, Book 7496, Page 163, Book 8762, Page 169, Instrument No 20160308-0022181, Instrument No 20160308-0022182 and Instrument No 20171030-0110764, in the Register's Office for Davidson County, Tennessee
- Easements of record in Book 7310, Page 777, Book 7372, Page 939, Book 8125, Page177 and Book 10170, Page 584, in the Register's Office for Davidson County, Tennessee
- Storm Water Detention Agreement of record in Book 6728, Page 673, in the Register's Office for Davidson County, Tennessee
- Deed of Conveyances of record in Book 7597, Page (s) 691, 695, 723 and 728, 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 **improved** property known as **5408 Hearthstone Ln, Brentwood, Tennessee 37027**.

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 11th DAY OF AUGUST, 2023

Shelley L Mitrak

Clifton M Blackwood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHELLEY L MITRAK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 11th of August, 2023

Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN · STATE OF TENNESSEE · NOTARY PUBLIC · DAVIDSON COUNTY · My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLIFTON M BLACKWOOD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 11th of August, 2023

Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN · STATE OF TENNESSEE · NOTARY PUBLIC · DAVIDSON COUNTY · My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212