This instrument was prepared by Joel D. Ragland, Attorney at Law, Goble & Yow, PLLC, Apex Title, 306 Franklin Street, Clarksville, TN 37070, 931-647-3111.

MAIL TAX STATEMENTS TO:

Roderick A. Schmitz

3120 Windermere Circle

Nashville, TN 37214

OWNER AND PROPERTY ADDRESS:

Roderick A. Schmitz

325 Monaco Drive

Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 1043051 DEEDWARR
08/28/2023 08 20 59 AM 3 pgs
Fees: $18 00 Taxes $1,554 00



20230828-0066811

TSJ INVESTMENTS, INC.

TO: CASH WARRANTY DEED

RODERICK A. SCHMITZ

FOR A CASH CONSIDERATION, this day in hand paid, the receipt of which is acknowledged, **TSJ INVESTMENTS, INC., a Tennessee Corporation,** as **GRANTOR** and in this deed called the **"GRANTOR",** has this day bargained and sold and does transfer and convey unto ROCERICK A. SCHMITZ, as **GRANTEE** and in this deed called the **"GRANTEE"**, in fee simple absolute, and to Grantees heirs and assigns forever, the following described real estate, together with any and all improvements located on the real estate, situated in Davidson County, Tennessee, to-wit:

BEING LOT NO. 21 on the Plan of HERMITAGE ESTATES, SECTION 5, of record in Plat Book 4175, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This being the same real estate conveyed to the Grantor by deed of record in Instrument Number 20230828-0066809, in the Register's Office for Davidson County, Tennessee. The map, group and parcel number assigned to the above-described real estate by the Assessor of Property for Davidson County, Tennessee is 075-06-0-124.00.

TO HAVE AND TO HOLD said real estate together with any and all improvements thereon unto the **GRANTEE,** ion fee simple absolute, and to **GRANTEE'S** heirs and assigns forever.

SUBJECT TO all terms, matters and conditions shown on the above referenced plat of record and to the Restrictive Covenants of record in Book 4341, Page 247, in the Register's Office for Davidson County, Tennessee, **GRANTOR COVENANTS** that Grantor is lawfully seized and possessed of said real estate; that Grantor has a good and lawful right to convey the same; that this real estate is unencumbered; and, that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION will be given upon delivery of this deed.

THE REAL ESTATE AD VALOREM TAXES for the current year shall be pro-rated between the parties.

IN WITNESS, WHEREOF, Grantor has hereunto affixed Grantor's signature on this the _____ day of August 2023.

TSJ INVESTMENTS, INC.

BY: Tammy Earp

TAMMY EARP, President

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned Notary Public in and for said County and State, **TAMMY EARP,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of the within instrument for the purposes therein contained, and who upon oath further acknowledged such person to be the **President** of **TSJ INVESTMENTS, INC.,** the within named bargainer, a Tennessee corporation, and that such person, as such **President** executed the foregoing instrument for the purposes therein contained, by personally signing the name of the corporation as **President.**

Witness my hand and seal at office this the 14 day of August 2023.

Joel D. Ragland, Notary Public

My Commission Expires: February 18, 2026

JOEL D RAGLAND
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

As required by Tennessee Code Annotated Section 67-4-409(a)(6)(a), the undersigned being the Grantee, Grantee's agent or a trustee acting for Grantee after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater is **$420,000.00.**

Sworn to and subscribed to before me on this the 11th day of August 2023.

Affiant

Joel D. Ragland, Notary Public

My Commission Expires: February 18, 2026

JOEL D RAGLAND
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY