WARRANTY DEED

Karen Johnson Davidson County
Batch# 1043486 DEEDWARR
08/28/2023 12:49:30 PM 4 pgs
Fees: $23.00 Taxes: $1,535.50
20230828-0067141

File No. EM-23-4964

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TANYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Warfield and Karen Warfield	Paul Warfield and Karen Warfield	
(NAME)	(NAME)	
6109 Marrowbone Lake Road	6109 Marrowbone Lake Road	028-00-0-011.00
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Joelton, TN 37080	
(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/we, **Taylor Paige Schmidt, an unmarried woman and Zoltan Tobak, an umarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul David Warfield and Karen Diane Warfield, Husband and Wife**, HEREINAFTER CALLED THE GRANTEE, 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 a part of Lot 11 on the Map of Lands of Henry Floto, as of Record in Book 421, Page 147, Register's Office for said County. Described according to a survey made John M. Sullivan, Civil Engineer. March 5, 1959, as follows:

Beginning at a point in the Center Line of Marrowbone Lake or Lake Louis Road, South 52 degrees East 300 feet plus South 52 degrees 20 minutes East 150 feet from the Northerly corner of the property conveyed to Farris Pemberton and wife, Myrtle D. Pemberton, by Deed from W. H. Farmer and wife Effie Elizabeth Farmer, of record in Book 2741, Page 616, Register's Office for said county; thence with the center line of said road, South 52 degrees 20 minutes East 150 Feet to a point; thence South 45 degrees West 290.5 Feet to a point; thence North 52 degrees West 150 feet to a point; thence North 45 degrees East 290.5 feet to the Point of Beginning.

Being the same property conveyed to Mary C. Wallace, a single person and Zoltan Tobak, a single person, as tenants in common with rights of survivorship by Warranty Deed from Brian Abbot and Peggy E. Abbot, husband and wife of record in Instrument No. 20210526-0071587 Register's Office for Davidson County, Tennessee, dated May 22, 2021 and recorded on May 26, 2021.

Being the same property conveyed to Zoltan Tobak, a single person, and Taylor Schmidt, a single person, as joint tenants with rights of survivorship by Quitclaim Deed from Mary C. Wallace, an unmarried woman of record in Instrument No. 20220906-0099846 Register's Office for Davidson County, Tennessee, dated August 22, 2022 and recorded on September 6, 2022.

This is property more commonly known as 6109 Marrowbone Lake Road, Joelton, TN 37080.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 25th day of August, 2023.

Taylor Paige Schmidt

Zoltan Tobak by Taylor Paige Schmidt
Attorney-in-fact

Zoltan Tobak by Taylor Paige Schmidt, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Taylor Paige Schmidt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Zoltan Tobak, and that this instrument was executed on behalf of the said Zoltan Tobak for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book 202308280067140, in the Register's Office for Williamson County, Tennessee.

Witness my hand and official seal this 25 day of August, 2023.

Notary Public

My Commission Expires: 3-3-26

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of August, 2023, before me personally appeared Taylor Paige Schmidt and Taylor Paige Schmidt, 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 25th day of August, 2023.

Notary Signature
My commission expires: 3-3-26

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 25 day of August, 2023.

Affiant Signature
Date 8/28/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of August, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8/10/2027

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