Karen Johnson Davidson County
Batch# 1069714 DEEDWARR
11/08/2023 09:46:37 AM 2 pgs
Fees: $13.00 Taxes: $1,394.90
20231108-0087303

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jason Clark Humphreys 7405 River Park Drive Nashville, TN 37221	Jason Clark Humphreys 7405 River Park Drive Nashville, TN 37221	117030A- 019.00 CO

THIS INDENTURE, made this 6th day of November 2023 between

Lynnette M. Wisniewski and Michael S. Schwendau, wife and husband

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Jason Clark Humphreys, unmarried

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in the 1st Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 19 on the Plan of Versailles Apartments, of record in Plat Book 5050, Page 80, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and detailed description of said unit.

Being the same property conveyed to Lynnette M. Wisniewski and Michael S. Schwendau, wife and husband by Warranty Deed dated 7/12/2021 from Timothy D. Haeffner, married of record in Instrument No. 20210714-0094678, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 3000 Hillsboro Pike, Unit 19, Nashville, TN 37215.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2023 real property taxes which are to be prorated between the parties and paid at closing, and that Grantor will forever

warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets their hand and seal the day and year first above written.

Lynnette M. Wisniewski

Michael S. Schwendau

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Lynnette M. Wisniewski and Michael S. Schwendau, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 6 day of November 2023.

Notary Public
My Commission Exp:_____



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $377,000.00.

Affiant

Sworn to and subscribed before me, this 6 day of November 2023.

Notary Public
My Commission Exp:_____

