WARRANTY DEED

Karen Johnson Davidson County
Batch# 1076083 DEEDWARR
11/29/2023 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20231129-0091988

File No. EY-23-5618

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JORDYN SCHUMM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY Commission Expires 01-22-2024

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 NUMBER
Lloyd Carl Schantz and Donna Marie Schantz	same as owner	
(NAME)	(NAME)	155-03-0B-029.00-CO
7212 River Junction Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **Brooke L. Siemon FKA Brooke L. Vreeman, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lloyd Carl Schantz and Donna Marie Schantz, 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:

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

Lot No. 29 on the Plan of River Park Estates, as recorded in Book 6250, Page 658 and 659, Register's Office for Davidson County, Tennessee, Corrected in Book 6785, Page 427 and Book 6830, Page 806, said Register's Office to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brooke L. Vreeman, an unmarried woman by Warranty Deed from Carolyn Foster, an unmarried woman of record in Instrument No. 20201109-0131472 Register's Office for Davidson County, Tennessee, dated November 06, 2020 and recorded on November 09, 2020.

Brooke L. Vreeman having since married and is now known as Brooke L. Siemon. Bryson Siemon joins in this conveyance to convey any interest he may have in the subject property as the spouse of Brooke L. Siemon.

This is property more commonly known as 7212 River Junction Drive, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 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 20th day of November, 2023.

Brooke L. Siemon

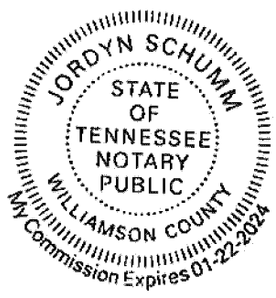
Bryson Siemon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of November, 2023, before me personally appeared Brooke L. Siemon and Bryson Siemon, 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 20th day of November, 2023.

Notary Signature
My commission expires:



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Shelby Smith, 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 **11/20/23**.

Shelby Smith

Affiant Signature

11/29/23

Date

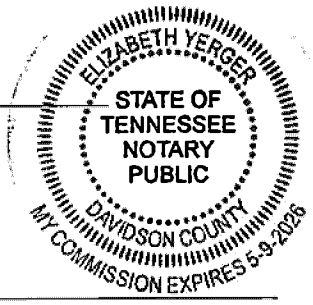
State of Tennessee

County of Williamson

Sworn to and subscribed before me this

29 day of **November**, 20**23**.

Notary's Signature



My Commission Expires: _____

Notary's Seal (if on paper)