WARRANTY DEED

Karen Johnson Davidson County
Batch# 1099867 DEEDWARR
02/09/2024 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20240209-0009306

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$460,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th DAY OF FEBRUARY 2024

Notary Public

MY COMMISSION EXPIRES: 1/4/2027

(AFFIX SEAL)

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
Jonathan Allen Schwerter	New Owner	108-03-0B-002.00
(Name)	(Name)	
1011 Patio Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **THE SECAL GROUP LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN ALLEN SCHWERTER, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE(S), 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 Unit No. B on the plan of Onethousandnine Patio Drive, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 1009 & 1011 Patio Drive Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220603-0064461, as amended in Instrument No. 20220718-0082200, Davidson, County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to THE SECAL GROUP, LLC, A LIMITED LIABILITY COMPANY, by deed from TRUE INVESTMENTS, INC., A CORPORATION, of record in Instrument No. 20221103-0118583, dated October 27, 2022, as corrected in Instrument No. 20230719-0055530, dated July 17, 2023, said Register's Office.

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.

Executed by my hand this the 6th Day of February, 2024.

The Secal Group

BY: _____
Keith T. Jordan
Sole Member

STATE OF Tennessee

County OF Davidson

Before me a Notary Public for the above State and County, do hereby certify that Keith T. Jordan as Sole Member of The Secal Group LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument as sunch Sole Member.

Witness my hand and official seal, this the 6th Day of February, 2024.

_____
Notary Public

My Commission Expires: 05-09-2026

(SEAL)

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

Certificate of Authenticity

I, Rosalind Ruth, do hereby make oath that I am 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 2/7/2024.

Affiant Signature — Date: 2/9/2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9th day of February 2024..

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

