Karen Johnson Davidson County
Batch# 1118172 DEEDWARR
04/03/2024 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,664.00
20240403-0023309

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $720,000.00. Affiant Subscribed and sworn to before me, this 29th day of March, 2024. Notary Public My commission expires: 9/27/26

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jason Robert Schwartz and Sucheera Schwartz	New Owner	085-04-0A-306.00-CO
5149 Mountainbrook Circle		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Jason S. Stewart and Kimberly Stewart, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jason Robert Schwartz and Sucheera Schwartz, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 306 on the Plan of Final Plat, The Reserve at Stone Hall, Phase 1, Section 3A, Planned Unit Development, A Cluster Lot Subdivision of record in Plat at Instrument No. 20150729-0074430, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jason S. Stewart and Kimberly Stewart, husband and wife by Warranty Deed from Kama N. Upton, unmarried, and Keith Umbaugh of record in Instrument No. 20211001-0131982 Register's Office for Davidson County, Tennessee, dated September 29, 2021 and recorded on October 1, 2021.

Please Record and Return To:
Highland Title, LLC
879 GreenLea Blvd, Ste. 102
Gallatin, TN 37066

This is improved property known as **5149 Mountainbrook Circle, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 29th day of March, 2024.

Jason S. Stewart

Kimberly Stewart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jason S. Stewart and Kimberly Stewart, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 29th day of March, 2024.

Notary Public
My Commission Expires: 3.23.27

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

LTC File No. 24-000417-626

Certificate of Authenticity

I, **Brenda Huntsman**, 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 3/29/24.

Date

Brenda Huntsman

Affiant Signature

4/2/24

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2nd day of April, 2024.

Edie Sutherland

Notary's Signature

My Commission Expires: 8/19/25

Date

Notary's Seal (if on paper)

EDIE SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY