2024-0201

Karen Johnson Davidson County
Batch# 1118387 DEEDWARR
04/03/2024 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $2,007.25
20240403-0023609

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $542,500.00

Affiant

Subscribed and sworn to before me, this 28th day of March, 2024.

Notary Public
My commission expires: 12/22/26

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John Martin Schultz, Jr	New Owner	**181100A33200CO**
7940 Oakfield Grv		
Brentwood, TN 37027		

FOR AND IN 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 ACKNOWLEDGE, WE,

Sean M Neal and Patten Neal, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Martin Schultz, Jr, an unmarried man

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 906, Plan of Autumn Oaks Subdivision, Phase 9, of record in Instrument No. 20150609-0053998, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Sean M Neal and Patten Neal, husband and wife, by Warranty Deed from Johnathan R Thibodaux and Anna B Thibodaux, husband and wife, dated September 10, 2021, of record in Instrument No. 20210916-0124233, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

HOA Charter of record in Instrument No. 20010912-0099442, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 7940 Oakfield Grv, Brentwood, TN 37027.

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 in 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.

Sean M Neal _____ Date: 3-28-24

Patten Neal _____ Date: 3-28-24

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Sean M Neal and Patten Neal, the within named Grantor(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.

Witness my hand, at office, this 28 day of March, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 11-17-24

KATHRYN SMITH
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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: 3/28/24 (date of document).

Affiant Signature

4/3/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3rd day of April, 2024

Notary's Signature

JILL SWICEGOOD NOTARY SEAL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: 6/22/26