Karen Johnson
Batch # 1137823
05/22/2024 11:03:14 AM
Fees: $13.00 Taxes: $2,220.00
Davidson County
DEEDWARR
2 pgs
20240522-0038106

BOX 10-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 10 day of May, 2024.

Notary Public

(Affix Seal)

My Commission Expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

2024-04-1702

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Scott P. Schwausch and Karen L. Schwausch 1804 Woodland Farms Court Old Hickory, TN 37138	OWNER	Map/Parcel 064-08-0A-101.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Shelia Crunk, formerly Sheila J. Gates, and Dwight G. Crunk, wife and husband**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Scott P. Schwausch and Karen L. Schwausch, husband and wife**, hereinafter called the GRANTEE, their heirs and assigns, that 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. 63, on the plan of Section Three, Merritt Downs, R10, Cluster Lot Subdivision, of record in Instrument No. 20040629-0076758, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Shelia J. Gates, unmarried, and Dwight G. Crunk, unmarried, as joint tenants with the right of survivorship and not as tenants in common by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20050819-0099022 Register's Office for Davidson County, Tennessee, dated August 18, 2005 and recorded on August 19, 2005.

This conveyance is subject to the following: Davidson County property taxes for the year 2024 and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1804 Woodland Farms Court, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Effective the 20th day May, 2024.

Shelia Crunk, formerly Sheila J. Gates

Shelia Crunk, formerly Sheila J. Gates

Dwight G. Crunk

Dwight G. Crunk

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of May, 2024, before me personally appeared Shelia Crunk and Dwight G. Crunk, 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 May, 2024.

Notary Signature
My commission expires:

