THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240547661**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $385,000.00. Affiant Subscribed and sworn to before me, this 28th day of May, 2024. Notary Public My Commission Expires: 7/11/2024

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

Karen Johnson Davidson County
Batch# 1139968 DEEDWARR
05/29/2024 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20240529-0039589

WARRANTY DEED

Address New Owner: Elizabeth B. Hach 3724 Hillbrook Drive Nashville TN 37211	Send Tax Bills To: New Owner **3724 Hillbrook Drive** **Nashville TN 37211**	Tax Information: Tax Parcel ID No. 148 01 0 092.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alexandra Lee Schwartz and Luke Johnson Schwartz, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth B. Hach, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of HILLBROOK, SECTION 2, as of record in Plat Book 3300, Page 12, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said property.

Said lot fronts 93 feet on the Easterly side of Hillbrook Drive and runs back 160.5 feet on the Northerly line and 139.8 feet on the Southerly line to a dead line in the rear on which it measures 96 feet.

Being the same property conveyed to Alexandra Lee Schwartz and Luke Johnson Schwartz, Wife and Husband, by Warranty Deed from Michelle L. Willard, A Married Woman, of record in Instrument No. 20220913-0102192, in the Register's Office of Davidson County, Tennessee, dated September 09, 2022 and recorded on September 13, 2022.

Being the same property conveyed to Michelle L. Willard, by Quitclaim Deed from Megan Cochrane, of record in Instrument No. 20200421-0041457, in the Register's Office of Davidson County, Tennessee, dated April 11, 2020 and recorded on April 21, 2020.

Being the same property conveyed to Michelle L. Willard and Megan Cochrane, Married as joint tenants with rights of survivorship, by Quitclaim Deed from Michelle L. Willard, Unmarried, of record in Instrument No. 20170421-0039379, in the Register's Office of Davidson County, Tennessee, dated April 20, 2017 and recorded on April 21, 2017.

Being the same property conveyed to Michelle L. Willard, Unmarried, by Warranty Deed from Jean Whitmire, Unmarried and Sandra Strickland, Married, of record in Instrument No. 20100226-0014904, in the Register's Office of Davidson County, Tennessee, dated February 24, 2010 and recorded on February 26, 2010.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLBROOK, SECTION 2, as recorded in Plat Book 3300, Page(s) 12.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3277, Page 482, as being amended in Book 3286, Page 375.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 3724 Hillbrook Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of May, 2024.

Alexandra Lee Schwartz

Luke Johnson Schwartz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alexandra Lee Schwartz and Luke Johnson Schwartz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-03-2026

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **May 28, 2024**.

Date

Affiant Signature

May 28, 2024
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **28** day of **May**, 20**24**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)