WARRANTY DEED

Karen Johnson Davidson County
Batch# 1162708 DEEDWARR
07/26/2024 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,293.15
20240726-0056493

STATE OF TENNESSEE
COUNTY ~~OF DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2024

Notary Public

MELISSA J. BUTCHKO-TURECKI STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN

My Comm. Expires 9/27/2026

File No. BC-24-379

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Shultz and Gabrielle G. Shultz	New Owner	
(NAME)	(NAME)	
208 East Avenue		026-05-0-017.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/WE, **DANIEL DISCENZA AND HANNAH LAZARZ, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES L. SHULTZ AND GABRIELLE G. SHULTZ, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE, 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. 24, Block E on the Plan of Roscoe Place of record in Plat Book 843, Page 72, 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 Daniel Discenza and Hannah Lazarz, husband and wife by Warranty Deed from Deborah Jeanne Young, an unmarried woman of record in Instrument No. 20200813-0090993 Register's Office for Davidson County, Tennessee, dated August 12, 2020 and recorded on August 13, 2020.

This is property more commonly known as 208 East Avenue, Goodlettsville, TN 37072.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Witness my/our hand this 12 day of July, 2024.

Daniel Discenza

Hannah Lazarz

STATE OF Indiana
COUNTY OF Tippecanoe

On this 12 day of July, 2024, before me personally appeared Daniel Discenza and Hannah Lazarz, 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 12 day of July, 2024.

Notary Signature
My commission expires: 10/12/2024

NOTARY PUBLIC SEAL INDIANA
MARY GRACE GISH
Notary Public, State of Indiana
Tippecanoe County
Commission Number NP0691994
My Commission Expires
October 12, 2024

Certificate of Authenticity

I, Joshua A. Terry, 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 7/12/2024.

Affiant Signature – Joshua A. Terry

7/23/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/23/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27