Karen Johnson Davidson County
Batch# 1164565 DEEDWARR
07/31/2024 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,953.60
20240731-0057998

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $528,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 10-25-26
(AFFIX SEAL)

MEGAN CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1904 Highway 46 South, Suite 2
Dickson, TN 37055

OLD NATIONAL BANK
101 NW FOURTH
EVANSVILLE, IN 47708

17-NSH24-07420

Address of New Owner:	Send Tax Bills to:	Tax Information:
Sarah G. Schulz 1005 Pine Meadow Court Nashville, TN 37221	~~Sarah G. Schulz~~ ~~1005 Pine Meadow Court~~ ~~Nashville, TN 37221~~	156 05 0A 031.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Steven K. Spears and Susan Tonee Spears, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Sarah G. Schulz, single woman**, hereinafter called the Grantees, their successors 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 Unit No. 31 on the Plan of HARPETH VILLAGE PUD, SECTION 2, PHASE 1, as depicted on Exhibit A of the Declaration of Covenants, Conditions and Restrictions for Harpeth Village of record in Instrument No. 20090121-0005246, as made subject to Addendum to Declaration of Covenants, Conditions and Restrictions for Harpeth Village P.U.D. of record in Instrument No. 20090123-0006190, 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 Steven K. Spears and Susan Tonee Spears, Husband and Wife, by Warranty Deed from Danco Development, Inc. dba Franklin Heritage Homes, of record in Instrument No. 20120705-0058839, in the Register's Office of Davidson County, Tennessee, dated July 02, 2012, and recorded on July 05, 2012.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1005 Pine Meadow Court, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 25th day of July, 2024

Steven K. Spears

Steven K. Spears

Susan Tonee Spears

Susan Tonee Spears

STATE OF TENNESSEE

COUNTY OF DICKSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Steven K. Spears and Susan Tonee Spears, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Dickson, Tennessee, this 25th day of July, 2024.

Jennifer Hudgins

Notary Public

My Commission Expires: 2-23-2028

JENNIFER HUDGINS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DICKSON

True Copy Certification

I, Yvette Meldrum, 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 July 25, 2024.

Affiant Signature _____

July 25, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 25th day of July 2024.

Megan Crawford
Notary's Signature

MY COMMISSION EXPIRES: 10-25-26

MEGAN CRAWFORD
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY