This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $595,000.00.

Affiant

Subscribed and sworn before me this the 31st day of July, 2024.

Notary Public
My commission expires: 3-20-28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1164786 DEEDWARR
08/01/2024 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20240801-0058288

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Thomas Schaffer	Liberty Federal Credit Union	105-16-0M 002.00 CO
507 B Southern Turf	P.O. Box 5129	
Nashville, TN 37211	Evansville, IN 47116-5129	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MIDTOWN REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to THOMAS SCHAFFER AND BRITTANY SCHAFFER, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. B together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Homes at 507 Southern Turf Drive, a Horizontal Property with Private Elements of record in Instrument No. 20191127-0122912, as amended in Instrument No. 20191211-0127860, being show on Plat attached thereto as Exhibit "A" to the amendment, 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 Midtown Realty, LLC, a Tennessee limited liability company, by deed dated 02/26/2021, from Harold Johnson, of record in Instrument No. 20210226-0024880, Register's Office for said County.

Also being the same property conveyed to Harold Johnson by deed dated 10/08/2020, from Midtown Realty, LLC, a Tennessee limited liability company, of record in Instrument No. 20201012-0118236, Register's Office for said County.

Also being a portion of the same property conveyed to Midtown Realty, LLC, by deed dated 05/07/2019, from Progressive Development, LLC, of record in Instrument No. 20190524-0049374, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 507 B Southern Turf, Nashville, TN 37211.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 31st day of July, 2024.

Midtown Realty, LLC, a Tennessee limited liability company

BY: _____
Harold Johnson, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public **in and for** the State and County aforesaid, personally appeared Sydney Angell, with whom I am personally acquainted, or **proved to** me on the basis of satisfactory evidence, **and who upon** his oath acknowledged himself to be the **Member** of the within named bargainor, a LLC, and **that he, as** such **Member**, executed the foregoing **instrument** for the purposes therein contained by signing **the name** of the LLC by the said **Midtown Realty, LLC,** as such **Member**.

Witness my hand and official seal this 31st day of July, 2024.

My commission expires: 3-20-28

Notary Public

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7/31/24.

Affiant Signature

8/1/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of August, 2024

Jennifer Crowell

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY