WARRANTY DEED

Karen Johnson Davidson County
Batch# 1168767 DEEDWARR
08/13/2024 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20240813-0061569

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF AUGUST, 2024.

Notary Public

(AFFIX SEAL)

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

THIS INSTRUMENT WAS PREPARED BY
Jennifer Cole, Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

File No.: 2024070108

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Anthony Schirtz and Brynne Beagle	loandepot.com	
(NAME) 1708 Stonewater Drive	(NAME) 6561 Irvine Center Drive	097-02-0A-156.00 CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Irvine, CA 92618	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF **FOUR HUNDRED SEVENTY THOUSAND AND NO/100 Dollars ($470,000.00)**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JOYCE BRADLEY WATTS, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANTHONY SCHIRTZ AND BRYNNE BEAGLE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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(s) 156, as shown on the map entitled Villages of Riverwood Section One Phase 2A, of record as Instrument No. 20110401-0025117 and corrected in Instrument No. 20110510-0035925, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOYCE BRADLEY WATTS, UNMARRIED, by deed from BEAZER HOMES CORP., A TENNESSEE CORPORATION, of record in Instrument No. 20120604-0047911, dated May 31, 2012, said Register's Office

unimproved ☐
This is improved ☒ property, known as 1708 Stonewater Drive, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Executed by my hand on this 6th Day of August 2024

JOYCE BRADLEY WATTS

STATE OF Tennessee

County OF Davidson

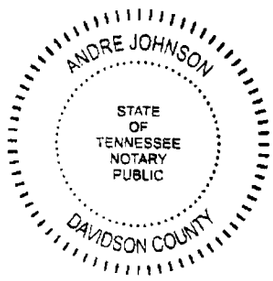
Before me, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that JOYCE BRADLEY WATTS, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 6th of August, 2024.

Notary Public

My Commission Expires: 05-05-2025

(SEAL)



Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 August 6, 2024.

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 8-6-24

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 8-6-24.

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

