WARRANTY DEED

Karen Johnson Davidson County
Batch# 1173259 DEEDWARR
08/22/2024 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,228.40
20240822-0064637

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of August, 2024

Notary Public

MY COMMISSION EXPIRES: 3/9/2027
(AFFIX SEAL)

STACY R JACOBS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

File No. AP-24-7334

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ana M. Cruz and Fidel Perez Lazaro	Guaranteed Rate, Inc.	
(NAME)	(NAME)	
304 Becklea Drive	1806 W. Cuyler Avenue, Suite 1W	043-06-0-190.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Chicago, IL 60613-2541	
(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, **John R. Schween, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ana M. Cruz and Fidel Perez Lazaro, wife and husband,** 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. 62 on the Plan of Madison Park Section 3 of record in Plat Book 3500, Page 104, 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 John R. Schween, a married man by Warranty Deed from Tammy Pye, now Davis, married of record in Instrument No. 20161121-0122714 Register's Office for Davidson County, Tennessee, dated September 30, 2016 and recorded on November 21, 2016.

The subject property was never used as the principal residence of the Grantor or his/her spouse.

This is property more commonly known as 304 Becklea Drive, Madison, TN 37115.

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 21 day of August, 2024.

John R. Schween by Andrew Suzore, his Attorney-In-Fact

John R. Schween by Andrew Suzore, his
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Andrew Suzore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for John R. Schween and that this instrument was executed on behalf of the said John R. Schween for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith* at [Instrument No. ____202408220064636_], in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 21 day of August, 2024.

Allisyn G. Pinkston

Notary Signature
My commission expires:



Certificate of Authenticity

I, Amanda Maynor, 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

August 21,2024.

Date

Affiant Signature

August 22, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22 day of August, 2024.

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON