BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1174972
08/28/2024 10:13:18 AM
Fees: $13.00 Taxes: $4,199.50

Davidson County
DEEDWARR
2 pgs

20240828-0066068

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF August, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TAWNYA MICHELLE OSBORNE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 04-23-2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara Hoffman and Robert Hoffman	NEW OWNER	
(NAME)	(NAME)	
3319 Heritage Dr.		131 06 0F 026.00
(ADDRESS)	(ADDRESS)	
Wilmington , DE 19808		
(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, **LISA MUNKEBOE SCHWARTZ, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BARBARA HOFFMAN AND ROBERT HOFFMAN, WIFE AND HUSBAND,** 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:

Being Lot No. 26 on the Plan of BURTON HILLS VILLAGE OF ABBEYWOOD SUBDIVISION, TRACT 21, recorded in Book 6900, page 223, as amended in Book 7147, Page 423, 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 Gary R. Schwartz and Michelle M. Seybert, by Special Warranty Deed from First Citizens Bank, Hardin County, Inc., of record in Book 8419, Page 643, in the Register's Office of Davidson County, Tennessee, dated July 25, 1991 and recorded on August 13, 1991.

Being the same property conveyed to Gary R. Schwartz, unmarried, by Quitclaim Deed from Michelle M. Seybert, unmarried, of record in Book 8605, Page 939, in the Register's Office of Davidson County, Tennessee, dated February 05, 1992 and recorded on April 21, 1992.

Being the same property conveyed to Lisa Munkeboe Schwartz, by Quitclaim Deed from Gary R. Schwartz, of record in Instrument No. 20040213-0017420, in the Register's Office of Davidson County, Tennessee, dated December 12, 2003 and recorded on February 13, 2004.

Gary Schwartz joins in this conveyance for the purpose of conveying any and all right, title and martial interest he may have.

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

unimproved
This is improved x property, known as 13 Thorndale Ct., Nashville, TN 37215
(House Number) (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.

Witness my hand this 27th day of August, 2024

LISA MUNKEBOE SCHWARTZ

GARY SCHWARTZ

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 Lisa Munkeboe Schwartz and Gary Schwartz, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of August, 2024.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires 10/4/27