Name and Address of New Owner:
Amber Renee Deason
4312 Bernard Road
Joelton, Tennessee, 37080

Karen Johnson Davidson County
Batch# 1182495 DEEDWARR
09/17/2024 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,280.20
20240917-0071973

Send Tax Bills To:
Mortgage Investors Group
8320 East Walker Springs Lane, Ste 200
Knoxville, TN 37923

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 021-00-0-140.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Benjamin Schaeffer, a single man**, "the Grantor," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Amber Deason, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at a mag nail set in the centerline of Bernard Road, at the northwest corner of the herein-described tract. Said beginning point also being the southwest corner of the Dorothy A. Harris-Revocable Trust property (Parcel 138), of record in DB 20091228-0117124., R.O.D.C. TN; thence from said Point of Beginning, leaving the center of Bernard Road, along the southerly line of Harris, N 68°24'29" E 200.00 feet to an iron pin set at the northeast corner of the herein-described tract and a corner to the Marvin Turner and Jonathan Basham Property (Parcel 2.00) of record in DB 20150227-0016908 R.O.D.C. TN; thence leaving the line of Harris along the line of Turner and Basham for the next 2 calls: S 05°38'06" E 370.00 feet to a point in the center of a large drain at the southeast corner of the herein-described tract; thence S 88°22'06" W 228.00 feet to a mag nail set in the center of Bernard Road at the southwest corner of the herein-described tract; thence along the center of Bernard Road, N08°18'30" E 164.00 feet to a mag nail set in the center of Bernard Road; thence North 07°25'22' W140.00 feet to the point of beginning, containing 1.53 acres more or less, according to survey by Crenshaw Land Surveying, William E. Crenshaw TN RLS #2395, dated April 30, 2019 and known as Job No. 19032.

Being the same property conveyed to Benjamin Schaeffer and Sierra Kiss, as joint tenants with right of survivorship, by Special Warranty Deed from Vanderbilt Mortgage and Finance Inc., dated October 11, 2019 and recorded October 16, 2019 in Instrument No. 20191016-0105931, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Benjamin Schaeffer, a single man, by Quitclaim Deed from Sierra Kiss, a single woman, dated November 10, 2020 and recorded November 17, 2020 in Instrument No. 20201117-0135364, Register's Office of Davidson County, Tennessee.

Being improved property known as **4312 Bernard Road, Joelton, Tennessee, 37080.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS

OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenant that they is lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantor have caused this Warranty Deed to be executed on the 12th day of September, 2024.

Benjamin Schaeffer (SEAL)

STATE OF NewYork
COUNTY OF Chautauqua

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Benjamin Schaeffer, 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 foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of September, 2024.

DIANE MCKAY
Notary Public - State of New York
NO. 01MC6076410
Qualified in Chautauqua County
My Commission Expires Jun 24, 2026

Diane McKay
Notary Public Diane McKay
My commission expires: 06/24/2026

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF Davidson

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $346,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
12th day of September, 2024.

Notary Public
My commission expires: 3-20-28
File No. GNT-24-3513

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 9/12/24.

Affiant Signature

9/17/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of Sept., 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY