This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-4163-TM

Karen Johnson Davidson County
Batch# 1183730 DEEDWARR
09/19/2024 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240919-0072858

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of September, 2024.

Notary Public
My Commission Expires: 5.28.28

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Abbigale Dearing 5904 New Hope Court Hermitage, TN 37076	CMG Mortgage, Inc. dba CMG Home Loan 3160 Crow Canyon Road Suite 400 San Ramon, CA 94583	098 05 0 027.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Robert C. Schaefer as Trustee of the Schaefer Living Trust dated 7/12/2022***, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Abbigale Claudia Dearing, a single woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being all of Lot No. 145 on the plan of a RESUBDIVISION OF LOTS 145 AND 146, LAKE PARK SUBDIVISION, SECTION 5, as shown by plat of record in Plat Book 4885, Page 148, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert C. Schaefer as Trustee of the Schaefer Living Trust Dtd 7/12/2022, by Quitclaim Deed from Robert C. Schaefer and wife, Cathy Jane Schaefer, of record in Instrument No. 20220718-0082205, in the Register's Office of Davidson County, Tennessee, dated July 13, 2022 and recorded on July 18, 2022.

Being the same property conveyed to Cathy J. Schaefer and Robert C. Schaefer, wife and husband, by Warranty Deed from Ricky Barrow, married, of record in Instrument No. 20140729-0067181, in the Register's Office of Davidson County, Tennessee, dated July 25, 2014 and recorded on July 29, 2014.

*Cathy Jane Schaefer is the other Trustee of The Schaefer Living Trust and joins in the conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is improved property located at: **5904 New Hope Court, Hermitage, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 has executed this instrument on this 18th day of September, 2024.

GRANTOR:

Schaefer Living Trust dated July 12, 2022

By: _____
Robert C. Schaefer, Trustee

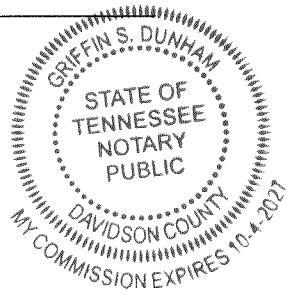
By: _____
Cathy Jane Schaefer, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Robert C. Shaefer and Cathy Jane Schaefer, Trustees of The Schaefer Living Trust dated July 12, 2022,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Trustees of Schaefer Living Trust dated July 12, 2022, the maker, and are authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of September, 2024.

_____
Notary Public
My Commission expires: _____



$3.60 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 September 18,2024.

Affiant
Date: September 18, 2024

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 18 day of Spetember, 2024

Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY