WARRANTY DEED

Karen Johnson Davidson County
Batch# 1184659 DEEDWARR
09/23/2024 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,176.60
20240923-0073351

G-BMR-24-3405-116

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Leslie D. Greer	**Same as New Owner**	
(NAME)	(NAME)	**136-15-0A-009.00-CO**
3405 Old Anderson Rd #116		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CYNTHIA SCHWARTZ AND JONATHAN SCHWARTZ, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LESLIE D. GREER, AN UNMARRIED PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. Unit 9 on the PUD Boundary and Final Plat, Phase I, Watercrest Townhomes, a Horizontal Property Regime of record in Book 8250, Page 888, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Cynthia Schwartz and Jonathan Schwartz, wife and husband by Warranty Deed from Michelle D. Dawson, unmarried of record in Instrument No. 20170925-0097690 Register's Office for Davidson County, Tennessee, dated September 19, 2017 and recorded on September 25, 2017.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 8250, Page 888, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10788, Page 553, as amended in Book 11158, Page 931, Instrument No. 20160621-0062874 and Instrument No. 20181227-0125451, with Attorney Letters in Book 10821, Page 131 and Book 10822, Page 70, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 10788, Page 591, in the Register's Office for Davidson County, Tennessee.
- Charter for Watercrest Townhomes HOA of record in Book 10788, Page 546, in the Register's Office for Davidson County, Tennessee.
- Rules and Regulations of record in Instrument Number 20210602-0073897, in the Register's Office for Davidson County, Tennessee.
- Deed of Common Areas to HOA of record in Instrument Number 20000222-0017014, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 11433, Page 449, in the Register's Office for Davidson County, Tennessee.
- Easement to Gulf Interstate Gas Company of record in Book 2242, Page 139, in the Register's Office for Davidson County, Tennessee.
- Easement to Columbia Gulf Transmission Company of record in Book 2875, Page 299 and Book 4438, Page 771, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20160611-0055671, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3405 Old Anderson Rd #116, Antioch, Tennessee 37013**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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(s) this the 20th DAY OF SEPTEMBER, 2024.

Cynthia Schwartz

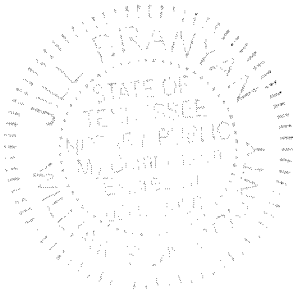
Jonathan Schwartz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CYNTHIA SCHWARTZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of September, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

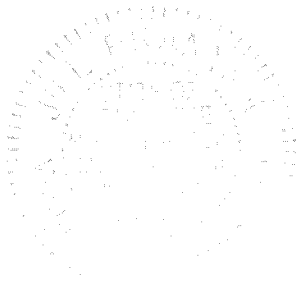


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN SCHWARTZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of September, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Drusilla Bryant, 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 9.2024.

Drusilla Bryant
Affiant Signature

9.20.24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 20th day of Sept, 24.

Notary's Signature

My Commission Expires: _____

Notary's Seal

