This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-4372-TM

Karen Johnson Davidson County
Batch# 1191019 DEEDWARR
10/08/2024 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20241008-0078048

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of October, 2024.

ALLISYN G PINKSTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-24-2025

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lance Thomas Schuemann and Tracy Campbell Schuemann 8057 Boone Trce Nashville, TN 37221	**New Owner**	126 15 0B 306.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Andrew S. Kirby and Abby Kirby, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Lance Thomas Schuemann and Tracy Campbell Schuemann, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of LEXINGTON POINT, SECTION FOUR of record in Instrument No. 20020116-0006343, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Andrew S. Kirby AKA Scott Kirby and Abby Kirby, husband and wife, by Warranty Deed from Jennifer Gregory, unmarried, of record in Instrument No. 20170530-0053540, in the Register's Office of Davidson County, Tennessee, dated May 25, 2017 and recorded on May 30, 2017. Also see Scrivener's Affidavit-Deed of record in Instrument No. 20180920-0093419, Register's Office of Davidson County, Tennessee.

Andrew S. Kriby being one in the same as Scott Kirby.

This is improved property located at: **8057 Boone Trce, Nashville, TN 37221**

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 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. 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 4th day of October, 2024.

GRANTOR:

Andrew S. Kirby

Abby Kirby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Andrew S. Kirby and Abby Kirby, the within named bargainors, 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 at office this 4th day of October, 2024.

Notary Public
My Commission expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **October 4, 2024**.

Date

Allisyn G. Pinkston

Affiant Signature

10/8/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **8** day of **October**, 20**24**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025