WARRANTY DEED

Karen Johnson Davidson County
Batch# 1202104 DEEDWARR
11/05/2024 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,256.15
20241105-0085974

File No. AD-24-7828

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of November, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cara M. Schumann and Steven A. Schumann	**Guaranteed Rate, Inc**	
(NAME)	(NAME)	
8317 Gordon Lane	**3940 N Ravenswood Ave**	075-10-0-107.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**Chicago, IL 60613**	
(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, **Laura E. Hinson, widowed**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cara M Schumann and Steven A Schumann, wife and husband**, HEREINAFTER CALLED THE GRANTEE, 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 more particularly described as follows, to-wit:

Being Lot No. 52 on the plan of Hermitage Estates, as of record in Book 3300, Pages 70 and 71, Register's Office for Davidson County, Tennessee, as follows: Said Lot No. 52 fronts 78 feet on the northwesterly side of Gordon Lane, and extends back 149.9 feet of the southwesterly line and 153.2 feet on the northeasterly line, to a dead line in the rear on which it measures 94 feet.

Being the same property conveyed to Billy J. Hinson and wife, Laura E. Hinson, by deed from William H. Spencer and wife, Mildred D. Spencer, recorded in Book 3906, Page 347, said Register's Office; the said Billy J. Hinson remained married to Laura E. Hinson without intervening separation or divorce until his death on May 5, 2004, leaving Laura E. Hinson the owner of the property as the surviving tenant by the entireties.

This is property more commonly known as 8317 Gordon Lane, Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 1st day of November, 2024.

Laura E. Hinson

Laura E. Hinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of November, 2024, personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Laura E. Hinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and who executed the same as her own free act and deed.

Witness my hand, at office, this 1st day of November, 2024.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Addl Dilworth, 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 **November 1, 2024**.

Date: **11/1/2024**

Affiant Signature

State of TENNESSEE
County of **WILLIAMSON**

Sworn to and subscribed before me this **1st** day of **October**, 20**24**.

Notary's Signature

My Commission Expires: 5-9-2026
Date

Notary's Seal (of on paper)

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026