(1)

RETURN TO

TRI STAR TITLE & ESCROW LLC
1535 W NORTHFIELD BLVD UNIT 16
MURFREESBORO, TN 37129

Karen Johnson Davidson County
Batch# 1206648 DEEDWARR
11/19/2024 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20241119-0089712

WARRANTY DEED

CHRISTY FIELDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES JUNE 17, 2028

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 6/17/28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tri Star Title & Escrow, LLC, 1535 W. Northfield Blvd, Ste 16, Murfreesboro, TN 37129,

File No.: 1124-037

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Samuel Harwell, V	Samuel Harwell, V	103-06-0-164.00
(NAME)	(NAME)	
5641 Knob Road	5641 Knob Road	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	Nashville TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars And No/100 Dollars ($ 10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, TAMELA GRAY AND ROBERT J SCHNEIDER, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SAMUEL HARWELL, V, A SINGLE PERSON, 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. 65 on the Plan of Brookside Courts Addition No. 2, of record in Plat Book 1835, Page 47, Register's Office for said County.

Said Lot No. 65 fronts 75 feet on the Southerly side of Knob Road and fronts 115 feet on the Easterly side of Kendall Drive said frontages being joined by a curve having a length of 39.27 feet and extends back 100 feet on the Southerly line and 140 feet on the Easterly line, to a point of intersection.

Being the same property conveyed to Tamela Gray and Robert J. Schneider by Warranty Deed from

Music City Financial, LLC of record in Instrument No. 20231229-0100022 Register's Office for Davidson County, Tennessee, dated December 28, 2023 and recorded on December 29, 2023.

This conveyance is subject to Easement of record in Book 507, Page 341; Agreement for Dedication of Easement for Storm, Sewers and/or Sanitary Sewers of record in Book 5650, Page 393; Permanent Easement for Driveway purpose of Book 5344, Page 256; and to any and all matters shown on said plat and survey of record in Plat Book 1835, Page 47; all of said Register's Office.

unimproved ☐
This is improved ☑ property, known as 5641 Knob Road, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 6th day of November, 2024.

Tamela Gray

Robert J Schneider

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 6th day of November, 2024, before me personally appeared Tamela Gray and Robert J Schneider, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 12/21/24

SHERI L MORGAN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Certificate of Authenticity

I, **Sheri Morgan**, do hereby make an 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 **11/06/2024**.

Name: **Sheri Morgan**
Title: **President**
Date **11/18/2024**
STATE OF Tennessee
COUNTY OF **Rutherford**

Sworn to and subscribed before me on **11/18/2024.**



Notary Public: **Lindsay W. Walker**
My Commission Expires: **03/15/2025**
Commission #: **na**