Karen Johnson Davidson County
Batch# 1220025 DEEDWARR
12/26/2024 01:11:30 PM 3 pgs
Fees: $18.00 Taxes: $3,644.50
20241226-0099852

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $985,000.00.

Affiant

Subscribed and sworn before me this the 20th day of December, 2024.

Notary Public
My commission expires: 3 · 20 · 28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Andrew Schmitt	Fifth Third Bank	160-05-0-023.00
5349 Green Valley Ct.	5001 KINGSLEY DR, MD 1MOBA8	
Nashville, TN 37220	CINCINNATI, OH 45227	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOAN D. BLUMBERG, A SINGLE WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ANDREW SCHMITT AND SUZANNE SCHMITT, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 100 on the plan of Section Two Oak Hill Estates, of record in Book 4460, Pages 36, 37 and 38, Register's Office for Davidson County, Tennessee.

Said Lot No. 100 fronts 203.39 feet on the southeasterly margin of Green Valley Court and extends back 505.55 feet on the northeasterly line and 299.36 feet on the southwesterly line to a broken line in the rear, measuring 324.57 feet thereon.

Being the same property conveyed to Joan D. Blumberg by Quitclaim Deed from Mark E. Blumberg, pursuant to the terms and conditions of the Final Decree of Divorce entered in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 94D-4050, said Quitclaim Deed being dated 06/06/1996 and recorded 06/21/1996 in Book 10095, Page 279, Register's Office for Davidson County, Tennessee.

Also being the same property previously conveyed to Mark E. Blumberg and wife, Joan D. Blumberg by Warranty Deed from Kenneth J. Fawcett and wife, Nancy Lee Fawcett, dated 07/17/1989 and recorded 07/18/1989 in Book 7891, Page 609, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5349 Green Valley Ct., Nashville, TN 37220.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 20th day of December, 2024.

Joan D. Blumberg by Jonathan Michael Dean Blumberg, Attorney-in-Fact
Joan D. Blumberg by Jonathan Michael Dean Blumberg
as Attorney-in-fact

STATE OF Tennessee
COUNTY OF Williamson

On this 20th day of December, 2024 before me, the undersigned Notary Public in and for said County and State, personally appeared Jonathan Michael Dean Blumberg with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Joan D. Blumberg, by General Durable Power of Attorney dated September 18, 2018, and who acknowledged that he executed the same as the free act and deed of Joan D. Blumberg.

Witness my hand and official seal this 20th day of December, 2024

My Commission Expires:

7/17/28

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 12/20/2024.

Affiant Signature

12/23/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23 day of December 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

202412260099852