WARRANTY DEED

Karen Johnson Davidson County
Batch# 1248524 DEEDWARR
03/20/2025 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20250320-0020448

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF March, 2025

Notary Public

MY COMMISSION EXPIRES: _____

This area for recording stamp

(AFFIX SEAL)

MST 2025-0338

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Damante and Joann Damante	**New Owner**	086-14-0D-005.00-CO
(NAME)	(NAME)	
133 Hermitage Point Dr		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37067		
(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, WE, **Craig E. Schweers, Trustee and Lori A. Schweers, Trustees of The Schweers Revocable Trust dated March 19, 1999 (2018 Restatement),** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard Damante and Joann Damante, 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. 5 on the Plan of Hermitage Point, Phase 1, Cluster lot Subdivision of record in Plat at Instrument No. 20190225-0016873, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Craig E. Schweers and Lori A. Schweers, husband and wife by Warranty Deed from Francis Steven Tunney, an unmarried man and Jason K. Kwiatkowski, an unmarried man of record in Instrument No. 20210223-0021840 Register's Office for Davidson County, Tennessee, dated February 16, 2021 and recorded on February 23, 2021.

Being the same property conveyed to Craig E. Schweers, Trustee and Lori A. Schweers, Trustees, of The Schweers Revocable Trust dated March 19, 1999 (2018 Restatement) by Quitclaim Deed from Craig E. Schweers and Lori A. Schweers, husband and wife of record in Instrument No. 20210223-0021842 Register's Office for Davidson County, Tennessee, dated February 16, 2021 and recorded on February 23, 2021.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate

public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20051122-0140869, Register's Office of Davidson County, Tennessee. Subject to all matters shown on the Plan of record as Instrument Number 20190225-0016873, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190221-0015921 and amended in Instrument No. 20190610-0054976, Register's Office for Davidson County, Tennessee. Declaration of Restrictions and Covenants For Stormwater Facilities and Systems of record in Instrument Number 20180713-0068425, in the Register's Office for Davidson County, Tennessee. Sewer Easement Agreement of record in Instrument Number 20180713-0068258, in the Register's Office for Davidson County, Tennessee. Quitclaim to HOA of record in Instrument Number 20210727-0100440, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 133 Hermitage Point Dr, Hermitage, TN 37067
(House Number) (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 my/our hand(s) this 13th DAY OF March, 2025.

The Schweers Revocable Trust dated March 19, 1999, and as amended

BY: Craig E. Schweers Co-Trustee

Craig E. Schweers, Co-Trustee

BY: Lori A. Schweers, Co-Trustee

Lori A.. Schweers, Co-Trustee

State of New Mexico
County of Santa Fe

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Craig E. Schweers and Lori A. Schweers, with whom I am personally acquainted, (or proved to me to on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Co-Trustees of The Schweers Revocable Trust dated March 19, 1999, and as amended, the within named bargainor, as Trust, and Craig E. Schweers and Lori A. Schweers, being so authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust themselves as Trustees of said Trust.

Witness my hand and official seal at office, on this the 13th day of March, 2025.

Notary Public

My Commission Expires: 1/22/2028

PAMELA ANNE LUJAN Y VIGIL
Notary Public
State of New Mexico
Comm. # 2001927
My Comm. Exp. Jan 22, 2028

(SEAL)

Certificate of Authenticity

I, Adde 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 **March 13, 2025**.
Date

Affiant Signature

03/13/2025
Date

State of TENNESSEE
County of **WILLIAMSON**

Sworn to and subscribed before me this **13th** day of **March**, 20**25**

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (of on paper)

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