Karen Johnson Davidson County
Batch# 1249158 DEEDWARR
03/21/2025 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20250321-0021370

This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Benjamin Young et al
3004 Louise Dr.
Nashville, Tennessee 37211

Record and Return To:
Watauga Title & Escrow Co. LLC
230 Glenis Dr. #304
Murfreesboro, TN 37129

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Primary Residential Mortgage, Inc.
1480 North 2200 West
Salt Lake City, Utah 84116

Map/Parcel
#119-13-0-152.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Nicholas J. Schmutte and Haley B. Schmutte, husband and wife,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Benjamin Young, an unmarried man, and Lisa Young, a married woman, as joint tenants with right of survivorship**, 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. 18 on the Plan of H. G. McNabb Subdivision**, of record in Book 1130, page 64, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Nicholas J. Schmutte and Haley B. Schmutte, husband and wife, by Warranty Deed dated August 22, 2022, from Shad Meier, married of record in Instrument No. 20220902-0099199, and corrected by Scrivener's Affidavit dated October 12, 2022 of record in Instrument No. 20221018-0113538, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2025 and subsequent years.

This is **improved** property known as **3004 Louise Dr., Nashville, Tennessee 37211.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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, hands this the **20th** day of **March, 2025.**

Nicholas J. Schmutte

Haley B. Schmutte

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Nicholas J. Schmutte and Haley B. Schmutte,** the 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 within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 20th day of March, 2025.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

My Commission Expires: 12/18/2027

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is $380,000.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of March, 2025.

Lisa D. Turner
NOTARY PUBLIC

My Commission Expires: 12/18/2027

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

File No. 25027964

Electronic Document Certification

I, **Susan G. Cox**, 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 20, 2025.

Susan G. Cox

Date: 03-21-2025

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

SWORN to and subscribed before me,
this the 21st day of March, 2025.

NOTARY PUBLIC

My commission expires: 2/18/2029

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a notary public in and for this county and state **Susan G. Cox,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 21stday of March, 2025.

NOTARY PUBLIC

My commission expires: 2/18/2029

File No. 25027964