WARRANTY DEED

Karen Johnson Davidson County
Batch# 1305740 DEEDWARR
08/04/2025 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $7,030.00
20250804-0061464

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,900,000.00.

Affiant

Subscribed and sworn to before me this 28th day of July, 2025.

Notary Public

My commission expires:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Matthew Schwartz and Justine Schwartz	**New Owner**	158-04-0-030
1445 Beddington Park	**Property**	
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William Kyle Armstrong and Caroline Armstrong, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew Schwartz and Justine Schwartz, 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. 93 on the Plan of Hound's Run, a Planned Unit Development, as of record in Plat Book 6900, pages 167-171, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to William Kyle Armstrong and wife, Caroline Armstrong by Warranty Deed dated November 5, 2010, from Norma Tillman, unmarried, of record in Instrument No. 20101112-0090493, said Register's Office.

THE conveyance of the above described parcel of land is subject to the following:

Taxes for the year 2025, and all subsequent years not yet due and payable. Map and Parcel 158-04-0-030.

1. The Plan of record in Plat Book 6900, pages 167-171, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2. Grant of Transmission Line Easements of record in Deed 2248, page 618 and Book 2249, page 86, said Register's Office.

3. Easement Agreement for Water Purposes of record in Book 3675, page 362, said Register's Office.

4. Deeds of conveyances for Water and Sewerage Services of record in Book 7430, page 183, Book 7474, page 695, Book 8119, page 535 and Book 8119, page 538, said Register's Office.

5. Declaration of Covenants, Conditions, and Restrictions of Hounds Run of record in Book 7079, page 995 and corrected in Book 7238, page 736, and amended in Book 11719, page 845, said Register's Office.

6. By-Laws of Hound's Run Homeowners' Association, Inc., of record in Boook 7080, page 8, as amended in Instrument No. 20060206-0014746, said Register's Office.

7. Hound's Run Homeowners' Association, Inc., Architectural Rules, Regulations and Guidelines, of record in Instrument No. 20220613-0067069, said Register's Office.

8. Charter of Hounds Run Homeowner's Association, Inc., of record in Book 7235, page 992, said Register's Office.

This is improved property known as: 1445 Beddington Park, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 28th day of July, 2025.

William Kyle Armstrong

Caroline Armstrong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, William Kyle Armstrong and Caroline Armstrong, husband and wife the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of July, 2025.

Notary Public

My Commission Expires: 11/19/28

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Emily Manno, 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 **7/28/25**.

Date

Emily Manno

Affiant Signature

7/28/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **28** day of **July**, 20**25**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

