Karen Johnson Davidson County
Batch# 1317745 DEEDWARR
09/03/2025 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,034.63
20250903-0070181

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 day of August, 2025.

Notary Public
MY COMMISSION EXPIRES: 03/28/28
File No. G25-24020

MACKENZIE REINACHER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Joanne Slaughter (NAME)	Same as New Owner (NAME)	061-15-0-182.00
1138 Sunnymeade Drive (STREET ADDRESS)	1138 Sunnymeade Drive (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37216 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Aarron Damon Schwartz and Crystal Joy Schwartz, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joanne Slaughter, unmarried**, 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. 21 of Block "A", in the Resubdivision of Sunnymeade, as shown by plat of record in Plat Book 974, Pages 56-57, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Aarron Damon Schwartz and Crystal Joy Schwartz, husband and wife by Deed from Helen D. Stevens, unmarried, dated November 24, 2010, recorded January 5, 2011, in Instrument Number 20110105-0001479, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Crystal Joy Schwartz is signed by his/her duly appointed Attorney-in-fact Aarron Damon Schwartz, pursuant to the Power of Attorney recorded in Book ____, page ____, said Register's Office.

202509030070180

This is improved property, known as 1138 Sunnymeade Drive, Nashville, TN 37216.

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. Whenever 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 August, 2025.

X _____
Aarron Damon Schwartz

X _____
Crystal Joy Schwartz by Aarron Damon Schwartz, her Attorney-In-Fact

---

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of August, 2025, before me personally appeared Aarron Damon Schwartz, 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's (or persons') free act and deed.

Witness my hand, at office, this 28th day of August, 2025.

_____
Notary Signature
My commission expires: 1/26/26

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Aarron Damon Schwartz Attorney-in- Fact for Crystal Joy Schwartz, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of August, 2025.

_____
Notary Public My Commission Expires: 1/26/26

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 08/28/2025 (date of document).

Affiant Signature

08/28/2025

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 28th day of August, 2025.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29