Karen Johnson Davidson County
Batch# 1320947 DEEDWARR
09/11/2025 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,056.72
20250911-0072586

WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,600.00.

Kimberly Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF August 2025.

Notary Public
MY COMMISSION EXPIRES: 1/25/26

File #25-TC-2029-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Danielle Murphy	NEW OWNER	
(NAME)	(NAME)	**042 12 0B 008.00**
2029 Williams Valley Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

LAWRENCE E. SCHWERING, AN UNMARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

DANIELLE MURPHY, UNMARRIED,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 8 on the Plan of FIRST REVISION OF WILLIAMS VALLEY PLANNED UNIT DEVELOPMENT, as of record in Instrument No. 20010201-0009794, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Larry E. Schwering, unmarried, by Warranty Deed from John Crater, a married man, and Danielle Crater, his wife, of record in Instrument No. 20180802-0075647, in the Register's Office of Davidson County, Tennessee, dated July 31, 2018 and recorded on August 02, 2018.

The said Larry E. Schwering is also known as Lawrence E. Schwering.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FIRST REVISION WILLIAMS VALLEY PUD, as recorded in Plat Instrument No. 20010201-0009794, Revising the Plat Instrument No. 20010108-0001974.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010308-0022084.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 200005080046246.
* Charter for Williams Valley Homeowner's Association, Inc. recorded as Instrument No. 20010308-0022083.
* Common Open Space Deed recorded as Instrument No. 20010308-0022085.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **LOY CARNEY** as Attorney-in-Fact for **LAWRENCE E. SCHWERING**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20250911-0072585, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X__ **improved** property known as: **2029 Williams Valley Drive, Madison, TN 37115**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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 the 22nd day of August, 2025.

Lawrence E. Schwering By Loy Carney, Attorney In Fact

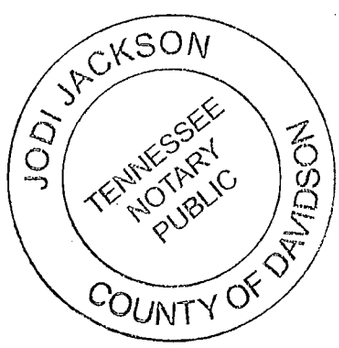
Lawrence E. Schwering by Loy Carney, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **LAWRENCE E. SCHWERING**, and who acknowledged he/she/they executed the same as the free act and deed of the said **LAWRENCE E. SCHWERING**.

Witness my hand and official seal this **22nd** day of **August, 2025**.

Notary Signature
My Commission Expires: 10/4/27



Tennessee Certification of Electronic Document

I, Shawn Stevens 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 8/22/25 (date of document).

Affiant Signature

9/10/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this ~~10TH~~ 11TH EH of SEPT, 25.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26