WARRANTY DEED

RYAN E. ARRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,050.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

Y-PR-21-0

Karen Johnson Davidson County
(AF Batch# 752367 DEEDWARR
11/10/2021 09:26:50 AM 2 pgs
Fees: $13.00 Taxes: $347.99

20211110-0149994

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The 2021 Schwarz Family Trust	**New Owner**	
(NAME) **2575 Crocker Springs Road**	(NAME)	**016-00-0-226.00**
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS)	
(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, **STEVEN K. HANKS AND KATHLEEN L. GOULD, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JASON ROBERT SCHWARZ AND NICOLE CREANZA, TRUSTEES OF THE 2021 SCHWARZ FAMILY TRUST,** 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:

Map/Parcel 016-00-0-226.00

Land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 12 on a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated November 25, 1987, as follows:

Beginning at an iron pin set in the line of D. B. Luster, the most southeast corner of this tract, a corner to Tract 11 this survey, and being located along the line of said Tract 11, South 44 degrees 50 minutes 25 seconds West 980.62 feet from an existing iron pipe, corner to said Luster and F. West Gray; thence from said beginning point and with the line of said Luster, South 44 degrees 50 minutes 25 seconds West 800.00 feet to an iron pin set in the line of said Luster, corner to Tract 14 this survey; thence with the line of said Tract 14, North 46 degrees 25 minutes 24 seconds West 460.34 feet to an iron pin set, corner to said Tract 14 and Tract 13 this survey; thence with the line | of said Tract 13 for the next three calls as follows: North 24 degrees 22 minutes 50 seconds East 479.01 feet to an iron pin set; thence North 7 degrees 47 minutes 12 seconds West 524.71 feet to an iron pin set; thence North 36 degrees 0? minutes 53 seconds East 450.53 feet to an iron pin set at the end of a turn around of a 50 foot right-of-way access easement; thence, with a curve to the left having a radius of 50.00 feet and an arc length of 154.79 feet to a point; thence continuing with the margin of said easement for the next six calls as follows: North 3 degrees 25 minutes 35 seconds East 251.49 feet, North 16 degrees 36 minutes 28 seconds East 182.79 feet, North 27 degrees 45 minutes 27 seconds East 159.62 feet, North 21 degrees 13 minutes 42 seconds East 343.57 feet, North 48 degrees 50 minutes 38 seconds East 132.16 feet, and North 76 degrees 50 minutes 38 seconds East 73.04 feet to a large poplar tree in the margin of said easement, corner to Tract 11 this survey; thence, leaving said access easement and with the line of said Tract 11, South 8 degrees 17 minutes 43 seconds West | 1881.43 feet to an iron pin set, corner to said Tract 11; thence, continuing with the line of said Tract 11, South 45 degrees 09 minutes 35 seconds East 400.00 feet to the beginning, containing 24.75 acres, more or less.

Being a portion of the same property conveyed to Steven K. Hanks and Kathleen Gould by Warranty Deed from Philip L. Henderson and wife, Mary Ann Henderson of record in Book 8356, page 520 Register's Office for Davidson County, Tennessee, dated May 15, 1991 and recorded on May 21, 1991.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Application for Greenbelt Assessment - Agricultural of record in Book 8856, Page 62 in the Register's Office for Davidson County, Tennessee.
- Agreement for Roadways and Easement of record in Book 7604, Page 194, in the Register's Office for Davidson County, Tennessee.
- Ingress/Egress Easement of record in Book 7582, Page 720, in the Register's Office for Davidson County, Tennessee.

- Boundary Line Agreement of record in Book 7533, Page 753, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 7457, Page 937, amended in Book 7582, page 713, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **0 Crocker Springs Road, Goodlettsville, Tennessee 37072**.

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 5th DAY OF NOVEMBER, 2021.

Steven K. Hanks

Kathleen L. Gould

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN K. HANKS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

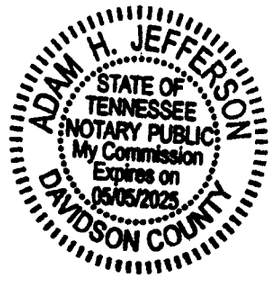


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHLEEN L. GOULD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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Nashville, TN 37212