Karen Johnson Davidson County
Batch# 753128 DEEDWARR
11/10/2021 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20211110-0150485

WARRANTY DEED

KAZ ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-07-2025

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $825,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 10/29/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4754

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Richard P. McCrea and Megan M. McCrea	Same as New Owner	160-02-0-036.00
5301 Franklin Pike		
Nashville, TN 37220		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Erin Schumacher and Kerry James Schumacher as Co-Trustees of The Erin & KJ Schumacher Jr. Revocable Trust U/A/D November 9, 2016

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richard P. McCrea and Megan M. McCrea, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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 part of Lot 2, on the Plan of Forest Acres Subdivision Section Two, of record in Book 1424, Page 17, Register's office of Davidson County.

Said part of Lot No. 2 which is a corner lot fronts 222 feet on the Northwesterly margin of Franklin Road (or U.S. Hwy 31) and fronts 268.3 feet on the southerly margin of Redwood drive, and extends back 209 feet more or less on the southerly line and 211.8 feet on the westerly line to a point of intersection.

Being the same property conveyed to Erin A. Schumacher and husband, Kerry James Schumacher by Warranty deed from William J. Landry, Jr., unmarried of record in Instrument No. 20140311-0020478 Register's Office for Davidson County, Tennessee, dated March 10, 2014 and recorded on March 11, 2014.

Being the same property conveyed to Erin & K.J. Schumacher Revocable Trust by QuitClaim deed from Erin A. Schumacher and Kerry James Schumacher of record in Instrument No. 20161121-0122510 Register's Office for Davidson County, Tennessee, dated November 09, 2016 and recorded on November 21, 2016.Erin & KJ Schumacher Revocable Trust being also known as The Erin & KJ Schumacher Jr., Revocable Trust U/A/D November 9, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 5301 Franklin Pike Nashville, TN 37220

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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 hand on October 29, 2021.

Erin & KJ Schumacher Jr. Revocable Trust U/A/D November 9, 2016

By: Erin Schumacher
Erin Schumacher, Trustee

By: KERRY JAMES SCHUMACHER
Kerry James Schumacher, Trustee

STATE OF Florida

COUNTY OF Orange

Personally appeared before me, by **audio-visual communication**, the undersigned, an online notary public of said County and State, the within named Erin Schumacher and Kerry James Schumacher, Co-Trustees of the Erin & KJ Schumacher Jr. Revocable Trust U/A/D November 9, 2016, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained. And provided ID via drivers license.

Witness my hand and official seal, this October 29, 2021.

MELISSA GILLETTE
Notary Public - State of Florida
Commission # HH 17662
Expires on July 5, 2024

Melissa Gillette
Notary Public

My Commission Expires: 07/05/2024

Notarized online using audio-video communication

File #: 2021-4754

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

True Copy Certification

I, **Kaz Arbogast,** 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 this the 29th day of October, 2021.

Affiant Signature
Date 10/29/2021

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29th day of October, 2021.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/23

