Karen Johnson Davidson County
Batch# 844200 DEEDWARR
04/22/2022 11:31:12 AM 2 pgs
Fees: $13.00 Taxes: $4,995.00
20220422-0046778

WARRANTY DEED

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE,
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2022.

Notary Public

My Commission Expires

MY COMMISSION EXPIRES: February 26, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kaela Kreysa and Robert H. Dyar, Jr. 1312 Otter Creek Rd Nashville, TN 37215	Fifth Third Bank Po Box 630170 Cincinnati, OH 45263	14510005700

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Michael A. Brooks,** Married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Kaela Kreysa and Robert H. Dyar, Jr., wife and husband,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in the 7th, formerly 11th, Civil District of Davidson County, Tennessee described as follows to wit:

BEGINNING in the North margin of Otter Creek Road at a point 1530 feet, more or less, Westerly from the center of the Granny White Pike; thence with said margin of Otter Creek Road, North 85 degrees 15 minutes West 125 feet to an iron pin in the margin of said road which is the Southeast corner of a 1.12 acre tract conveyed to Clarence Carroll Cothran by deed of record in Book 7412, Page 949, Register's Office for said County; thence with Cothran's East line 624.85 feet to an iron pin in the Northwest corner of said tract being a point in the South line of the land of Zelenik, as of record in Book 4313, Page 793, Register's Office for said County, thence along Zelenik's South line, South 56 degrees 24 minutes 41 seconds East 125 feet to an iron pin in the Northeast corner of said tract; thence South 12 degrees 10 minutes 15 seconds West 627.5 feet to an iron pin, in the Northerly margin of Otter Creek Road, being the point of beginning, according to a survey by John Kohl & Company, P.C., dated June 13, 1989.

Being the same property conveyed to Richard L. Schulz and Mary Ellen Traylor-Schulz, husband and wife by Warranty Deed from Catherine Moore, Trustee of the 1312 Otter Creek Road Nominee Trust Agreement dated January 31, 2018, dated 02/02/2021 and recorded 03/17/2021, of record in Instrument 202103170035027, and Scriveners Affidavit of record in Instrument 202104220054298, Register's Office

for Davidson County, Tennessee.

The said Mary Ellen Traylor-Schulz died on 09/03/2021, leaving the said Richard L. Schulz the sole surviving tenant by the entirety.

The said Richard L. Schulz died intestate on 10/13/2021, leaving the said Michael A. Brooks as his sole heirs at law as evidenced in Affidavit of Heirship being filed of record in Instrument No. 20220317-0031220, said Register's Office.

The subject property was never used as the principal residence of the Grantor.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1312 Otter Creek Rd, 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 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. 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 14th day of April, 2022.

Michael A. Brooks

STATE OF Montana
COUNTY OF Lake

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Michael A. Brooks with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 14th of April, 2022.

Notary Public

My Commission Expires:

(SEAL)

JOHN A MERCER
NOTARY PUBLIC for the
State of Montana
Residing at Polson, Montana
My Commission Expires
June 08, 2022