Karen Johnson Davidson County
Batch# 848241 DEEDWARR
04/29/2022 11:55:30 AM 4 pgs
Fees: $23.00 Taxes: $7,030.00
20220429-0050037

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37030-04-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,900,000.00. Claire H. Jenkins Affiant Subscribed and sworn to before me this 22nd day of April, 2022. Alice J. Stewart Notary Public My Commission Expires: 7/26/25

ALICE J. STEWART
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 26, 2025

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Eric W. Schneider, Kate J. Schneider, Co-Trustees for the Schnieder Joint Revocable Trust U/A dated October 9, 2015 4304 Iroquois Avenue Nashville, TN 37205	Eric W. Schneider, Kate J. Schneider, Co-Trustees 2248 Castleman Dr Nashville, TN 37215	Map and Parcel No.: 13007006900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patricia Ligon, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eric W. Schneider and Kate J. Schneider, Co-Trustees for the Schnieder Joint Revocable Trust U/A dated October 9, 2015** ("Grantees"), their successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 4304 Iroquois Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of April, 2022.

Patricia Ligon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 22nd day of April, 2022.

Notary Public

My Commission Expires: 3/6/24

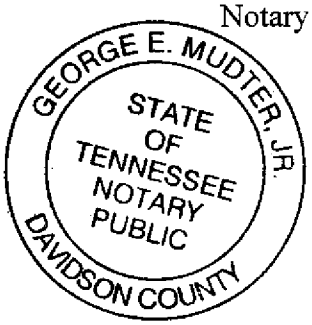


EXHIBIT "A"

Land in Davidson County, Tennessee, in the City of Belle Meade, being the westerly part of Lot No. 153 on the Plan of part of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, described according to a loan survey prepared by Hal R. Swann, Jr., Surveyor, Nov. 13, 1954, as follows:

Beginning at the northeast corner of Iroquois Place, formerly 8th Street, and Royal Oaks Avenue; thence with the northerly margin of said Place, eastwardly 150 feet to the southwest corner of the property conveyed to S. A. Francescon and wife, by deed from Bransford Realty Co., of record in Book 1149, page 269, said Register's Office; thence with said Francescon's westerly line northwardly 272.5 feet to the southerly line of Lot No. 152; thence with said line, westwardly 158.5 feet to the easterly margin of Royal Oaks Avenue; thence with said Avenue, southwardly 268 feet to the beginning.

Being the same property conveyed to Herbert Ligon and Patricia Ligon by deed dated January 18, 2012 from John Russell Justice, an unmarried man, devisee under the Will of William Spire Justice, deceased, of record in Instrument No. 20100120-0005725, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 1, 2021 of record in Instrument No. 20211109-0149736, Register's Office for Davidson County, Tennessee, Herbert Ligon conveyed his interest in subject property to Patricia Ligon.

This conveyance is made subject to:

1. State and County taxes for the year 2022, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Belle Meade City taxes for the year 2022, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
3. All matters appearing on the Plan of record as Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 4/22/22

GEORGE E. MUDTER, JR.
Dated 4/22/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 4/22/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

