PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch# 873440 DEEDWARR
06/17/2022 09:48:19 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50

20220617-0069477

W & I Ref: (DM) Title No.: 62372
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Landmark Services of TN LLC, a Tennessee Limited Liability Company P.O. Box 158825 Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 142080B06200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$285,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jill Renee Schuler, As Conservator for Beth Ann Schuler**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Landmark Services of TN LLC, a Tennessee Limited Liability Company** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 62 of Coronada, Phase III, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 67, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium. Master Deed of record in Book 4901, page 679, amended in Book 5202, page 329; Book 5306, page 241; Book 5522, page 675; Book 5869, page 269; ByLaws in Book 4901, page 702; and, Instrument No. 20100304-0016850 , said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars; but deleting any covenant, condition, conditions or restrictions would violate 42 USC 3604c.

Being the same property conveyed to Beth A. Schuler by Warranty Deed from Jimmie Lee Houser dated March 16, 2000 and recorded on March 17, 2000 of record in Instrument No. 20000317-0027377, corrected by Scrivener's Affidavit of record in Instrument No. 20220204-0013217 and by Corrected Certificate of Acknowledgement of record in Instrument No. 20220526-0061192, Register's Office for Davidson County, Tennessee. Letters of Conservatorship were issued to Jill Renee Schuler in Docket No. 21P1511, in the Second Circuit Court for Davidson County, Tennessee. the said Jill Renee Schuler is authorized to sell subject property by Agreed Order Authorizing Sale of Real Property in Docket No. 21P1511, in the Second Circuit Court for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan of record in Book 5200, page 67, said Register's Office, shows an owner's certificate, minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 4901, page 679, amended in Book 5202, page 329; Book 5306, page 241; Book 5522, page 675; Book 5869, page 269; ByLaws in Book 4901, page 702; and, Instrument No. 20100304-0016850 said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Easement to Bell South Mobility of record in Book 9045, page 954, said Register's Office. Easement to Comcast of Nashville, LLC, of record in Instrument No. 20130118-0006281, said Register's Office. Easement for sanitary sewers to Harpeth Valley Utility District of record in Book 4788, page 761; and, Book 4816, page 965, said Register's Office. Easement for the flow of Flat Creek over as much of the premises as may be therein. Memorandum of Lease Agreement to New Cingular Wireless PCS, LLC, of record in Instrument No. 20100330-002362, said Register's Office. Memorandum of Lease Agreement to STC Five, LLC, of record in Instrument No. 20100419-0029233, said Register's Office. Memorandum of Lease Agreement to Crown Castle GT Company of record in Instrument No. 20100419-0029233, said Register's Office. Subject to the provisions of the condominium Master Deed of record in Book 4901, page 679, amended in Book 5202, page 329; Book 5306, page 241; Book 5522, page 675; Book 5869, page 269; ByLaws in Book 4901, page 702; and, Instrument No. 20100304-0016850 , said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars; but deleting any covenant, condition, conditions or restrictions would violate 42 USC 3604c. Charter of Coronada Condominium Association, Inc., of record in Book 4902, page 938, amended in Book 6132, page 118' and, Book 7694, page 733, said Register's Office.

This is improved property, known as 1004 Pebble Brook, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of June, 2022

Jill Renee Schuler, Conservator

Jill Renee Schuler, As Conservator for Beth Ann Schuler

State of Colorado

County of Larimer

On this 15th day of June, 2022, before me the undersigned authority, personally appeared Jill Renee Schuler, As Conservator for Beth Ann Schuler, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 2-12-2025

MAGGIE MAE FREEMAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214005828
MY COMMISSION EXPIRES FEBRUARY 12, 2025

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $285,000.00.

Affiant

Sworn and subscribed before me this 15 day of June, 2022

Notary

My Commission Expires: 3/3/2026

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON