Karen Johnson Davidson County
Batch# 877850 DEEDQC
06/24/2022 03:27:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20220624-0072773

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
CHAMBLISS, BAHNER & STOPHEL, P.C.
Liberty Tower
605 Chestnut Street, Suite 1700
Chattanooga, Tennessee 37450
Attention: Gregory D. Willett

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Priscilla R. Schimmer, Trustee 105 Postwood Place Nashville, TN 37205	Priscilla R. Schimmer, Trustee 105 Postwood Place Nashville, TN 37205	103-15-0A-005.00-CO

TRUSTEE'S DEED

Recitals:

1. Gary M. Schimmer and Priscilla R. Schimmer, Co-Trustees of the Gary Schimmer and Priscilla R. Schimmer Tenancy by the Entirety Trust, dated September 13, 2016, as amended (the "Trust"), owns real property located in Davidson County, Tennessee, as more particularly described in Exhibit "A" (the "Property"), which is attached to and incorporated into this Trustee's Deed by reference.

2. Gary M. Schimmer, trustor and initial co-trustee of the Trust, died on May 16, 2022 ("Decedent").

3. Pursuant to that Section 17.1(b) of the Trust, Priscilla Ficquette Anthony Emmons and Gary Michael Schimmer, Jr. were appointed to serve as successor co-trustees with Priscilla R. Schimmer upon the death of Decedent.

4. Pursuant to the certain Declination to Serve as Successor Co-Trustee dated June 3, 2022, Priscilla Ficquette Anthony Emmons has declined to service as Co-Trustee.

5. Pursuant to the certain Declination to Serve as Successor Co-Trustee dated June 3, 2022, Gary Michael Schimmer, Jr. has declined to service as Co-Trustee.

6. Priscilla R. Schimmer is the current serving sole Trustee of the Trust and the Family Trust (as defined below).

7. Article 4.5 of the Trust provides that upon the death of the Decedent, the Property shall be distributed to a Family Trust established for the benefit of Decedent's spouse and descendants under the Trust (the "Family Trust").

8. Article 15.2 of the Trust grants to the Trustee of the Trust the power to transfer or convey real estate.

NOW THEREFORE, in order to carry out the terms of the Trust, PRISCILLA R. SCHIMMER, AS TRUSTEE OF THE GARY M. SCHIMMER AND PRISCILLA R. SCHIMMER TENANCY BY THE ENTIRETY TRUST, DATED SEPTEMBER 13, 2016, as amended ("Grantor"), does hereby grant, transfer and convey unto PRISCILLA R. SCHIMMER, AS TRUSTEE OF THE FAMILY TRUST U/A OF THE SCHIMMER TENANCY BY THE ENTIRETY TRUST, DATED SEPTEMBER 13, 2016, as amended ("Grantee"), and her heirs, successors and assigns, all of Grantor's right, title and interest, in the Property.

Grantor and Grantee acknowledge that no title examination has been made and the law firm of Chambliss, Bahner and Stophel, P.C. disclaims responsibility for the status of the title to the Property or for the accuracy of such information.

IN WITNESS WHEREOF, the Trustee of the Trust has executed this Trustee's Deed this 16 day of June, 2022.

GRANTOR:

THE GARY M. SCHIMMER AND PRISCILLA R. SCHIMMER TENANCY BY THE ENTIRETY TRUST, DATED SEPTEMBER 13, 2016

By: Priscilla R Schimmer, Trustee
Priscilla R. Schimmer, Trustee

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Before me, a Notary Public of the state and county aforesaid, personally appeared Priscilla R. Schimmer, Trustee of The Gary M. Schimmer and Priscilla R. Schimmer Tenancy by the Entirety Trust Dated September 13, 2016, as amended, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as her free act and deed.

WITNESS my hand and seal, at office in Davidson County, Tennessee, this 16 day of June, 2022.

SHERRY K WILLIAMS NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

Notary Public

My Commission Expires: 05/07/2024

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

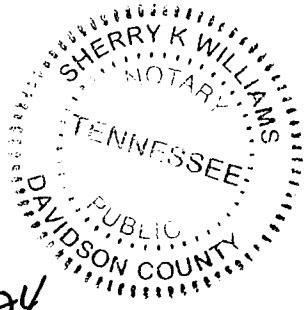
I hereby swear and affirm that the actual consideration for this transfer is $0.00.

AFFIANT-GRANTEE

THE FAMILY TRUST U/A OF THE SCHIMMER TENANCY BY THE ENTIRETY TRUST, DATED SEPTEMBER 13, 2016

By: Priscilla R. Schimmer, Trustee
Priscilla R. Schimmer, Trustee

Sworn and subscribed to before me this 16 day of June, 2022.



Notary Public

My Commission Expires: 05/07/2024

EXHIBIT "A"

Parcel Number: 103-15-0A-005.00-CO

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 5, as shown on the map entitled Postwood Revised, of record in Plat Book 5200, page 104 and amended in Book 5505, page 948, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

REFERENCE to prior title is deed recorded at Instrument No. 20190625-0061325, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Matters shown on the Plan of record in Plat Book 5200, page 104 and amended in Book 5505, page 948, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 5116, page 225, amended in Book 5635, page 706, corrected in Book 5794, page 68, further amended in Book 5910, page 322, Book 8240, page 746, Instrument No. 20000915-0091860, said Register's Office. Developers rights released in Book 5910, page 321, said Register's Office.

This is improved property located at 105 Postwood Place Nashville TN 37205

This property is subject to a certain Deed of Trust dated December 30, 2021 by Gary M. Schimmer and Priscilla R. Schimmer as Trustees of Schimmer Tenancy by the Entirety Trust Dated 09/13/2016, recorded in the Register's Office of Davidson County, Tennessee at Instrument No. 20220112-0003827, to Hugh M. Queener, as Trustee for the benefit of Pinnacle Bank, LLC, as Lender.

No boundary survey of the within tract or parcel of land was made at the time of this conveyance, and the legal descriptions of the within tract or parcel of land are not different from previous deeds.

CERTIFICATE OF AUTHENTICITY

I, GREGORY D. WILLETT, 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 June 16, 2022 *(date of document)*.

GREGORY D. WILLETT, Affiant Signature
Dated: June 16, 2022

STATE OF TENNESSEE
COUNTY OF HAMILTON

Sworn and subscribed before me this 16th day of June, 2022.

Kimberly S. Nagy

My Commission Expires: 07/30/2025

