Karen Johnson Davidson County
Batch# 985827 DEEDWARR
03/29/2023 09:34:18 AM 12 pgs
Fees: $63.00 Taxes: $1,406.00
20230329-0022764

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
117 Saundersville Road, Suite 205
Hendersonville, Tennessee 37075
(615) 246-2544

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Anne Schultz 218 Whorley Drive Nashville, TN 37217	Regions Bank dba Regions Mortgage 2050 Parkway Office Cr. Birmingham, AL 35244	150-01-0-062.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Eighty Thousand and 00/100 Dollars ($380,000.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, THOMAS W. SCHULTZ, a resident of the State of Alabama, as to a one-eighth (1/8th) undivided tenant-in-common interest, JOHN J. SCHULTZ, a resident of the State of Tennessee, as to a one-eighth (1/8th) undivided tenant-in-common interest, RAYMOND M. SCHULTZ, a resident of the State of Tennessee, as to a one-eighth (1/8th) undivided tenant-in-common interest, RICHARD D. SCHULTZ, a resident of the State of Tennessee, as to a one-eighth (1/8th) undivided tenant-in-common interest, ROBERT G. SCHULTZ, a resident of the State of Alabama, as to a one-eighth (1/8th) undivided tenant-in-common interest, JAMES A. SCHULTZ, a resident of the State of Tennessee, as to a one-eighth (1/8th) undivided tenant-in-common interest, BETH SCHULTZ, a resident of the State of Florida, as to a one-eighth (1/8th) undivided tenant-in-common interest, ANNE SCHULTZ, a resident of the State of Tennessee, as to a one-eighth (1/8th) undivided tenant-in-common interest (collectively, "Grantors"), have bargained and sold, and by these present, transfer and convey unto ANNE SCHULTZ, a resident of the State of Tennessee ("Grantee"), her heirs, successors and assigns, their respective interests in and to certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 218 Whorley Drive, Nashville, Tennessee 37217. Grantors transfer their interests in and to the Subject Property to Grantee on an "as-is, where-is" basis.

TO HAVE AND TO HOLD said their interests in and to the Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever. Grantors covenant that Grantors are lawfully seized and possessed of said Subject Property in fee simple, have good right to convey their

respective interests in and to it, and that same is unencumbered. Grantors further covenant and binds themselves and their heirs, successors and assigns to warrant and forever defend the title to the Subject Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons.

<Signatures and notary acknowledgements appear on the following pages.>

IN WITNESS WHEREOF, Grantors have hereunto set their signatures, to be effective as of the 24th day of March, 2023.

GRANTOR:

Thomas W Schultz

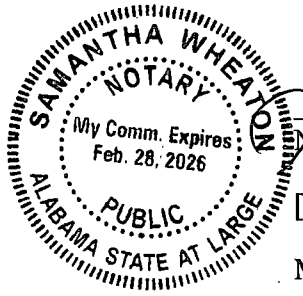
THOMAS W. SCHULTZ

STATE OF ALABAMA)

COUNTY of Baldwin)

I, Samantha Wheaton, a Notary Public in and for said County in said State, here by certify that THOMAS W. SCHULTZ, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 22 day of March, 2023.



Samantha Wheaton

Notary Public

[Notarial Seal]

My Commission Expires: 02.28.26

GRANTOR:

JOHN J. SCHULTZ

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, Aaron Wyles, a Notary Public of said County and State, personally appeared JOHN J. SCHULTZ, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, by signing his name.

24th Witness my hand and seal, at Office in Nashville, Tennessee, this day of March, 2023.

PARK GRAVES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 4-22-2026

Notary Public

My Commission Expires: 4/22/26

GRANTOR:

Raymond M. Schultz
RAYMOND M. SCHULTZ

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, Aaron Winters, a Notary Public of said County and State, personally appeared RAYMOND M. SCHULTZ, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, at Office in Nashville, Tennessee, this 24th day of March, 2023.

AARON WINTERS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-22-2026

Notary Public

My Commission Expires: 4/22/26

GRANTOR:

RICHARD D. SCHULTZ

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, Aaron Winters, a Notary Public of said County and State, personally appeared RICHARD D. SCHULTZ, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, at Office in Nashville, Tennessee, this 29th day of March, 2023.

AARON WINTERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-22-2026

Notary Public

My Commission Expires: 4/22/26

GRANTOR:

ROBERT G. SCHULTZ

STATE OF ALABAMA)

COUNTY of Marshall)

I, Tony Willis, a Notary Public in and for said County in said State, here by certify that ROBERT G. SCHULTZ, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 22 day of March, 2023.

Notary Public

[Notarial Seal]

My Commission Expires: 9-9-24

GRANTOR:

JAMES A. SCHULTZ

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, Aaron Winters, a Notary Public of said County and State, personally appeared JAMES A. SCHULTZ, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, at Office in Nashville, Tennessee, this 24th day of March, 2023.

AARON WINTERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 04-22-2026

Notary Public

My Commission Expires: 4/22/26

GRANTOR:

Beth Schultz
BETH SCHULTZ

STATE OF FLORIDA)

COUNTY OF Orange)

The foregoing instrument was acknowledged before me this 22nd day of March, 2023, by BETH SCHULTZ.

BRENDA KAY ELLINGTON
MY COMMISSION # HH 056581
EXPIRES: October 25, 2024
Bonded Thru Notary Public Underwriters

(Notary seal)

Brenda Kay Ellington
By: Brenda Kay Ellington
(Printed Name)

Personally Known ✓ OR Produced Identification _____

Type of Identification Produced:_____

GRANTOR:

ANNE SCHULTZ

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, Aaron Winters, a Notary Public of said County and State, personally appeared ANNE SCHULTZ, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, at Office in Nashville, Tennessee, this 24th day of March, 2023.

AARON WINTERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 4-22-2026

Notary Public

My Commission Expires: 4/22/26

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Three Hundred Eighty Thousand and 00/100 Dollars ($380,000.00).

ANNE SCHULTZ

Sworn to and subscribed before me, this 24th day of March, 2023.

AARON WINTERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-22-2026

Notary Public

My Commission Expires: 4/22/26

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in Davidson County, Tennessee, being Lot(s) 241, as shown on the map entitled Edge-O-Lake Estates, Section 3, of record as Plat Book 3600, page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to WILLIAM R. SCHULTZ AND WIFE, JOAN E. SCHULTZ, by deed from CHARLES D. WHORLEY AND JACK WILLIAMS, of record in Book 3856, page 689, dated January 22, 1965, said Register's Office. The said Joan E. Schultz having since died on or about November 14, 2021, leaving William R. Schultz the surviving tenant by the entirety. The said William R. Schultz having since died testate on or about November 17, 2021, leaving said property to THOMAS W. SCHULTZ, JOHN J. SCHULTZ, RAYMOND M. SCHULTZ, RICHARD D. SCHULTZ, ANNE SCHULTZ, ROBERT G. SCHULTZ, JAMES A. SCHULTZ AND BETH SCHULTZ pursuant to his will of record in 7th Civil Circuit Probate Court of Davidson County, Tennessee, a certified copy of said will being of record as Instrument No. 20221215-0129794, said Register's Office. See also Affidavit of Heirship of record as Instrument No. 20230329-0022763, said Register's Office.