THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HOWARD MOBLEY HAYES & GONTAREK, PLLC
2319 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215
(615) 627-4444

Karen Johnson Davidson County
Batch# 990614 DEEDWARR
04/11/2023 12:51:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230411-0026478

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Nancy C. Schultz, as Trustee, Affiant

Subscribed and sworn to before me,
this 10th day of April, 2023.

Notary Public
My Commission Expires: 5/5/2025

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Walter D. Schultz and Nancy C. Schultz, Co-Trustees of the Walter and Nancy Schultz Revocable Trust 206 Hillwood Boulevard Nashville, TN 37205	Walter D. Schultz and Nancy C. Schultz, Co-Trustees of the Walter and Nancy Schultz Revocable Trust 206 Hillwood Boulevard Nashville, TN 37205	Map 103-14 Parcel 104.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **WALTER D. SCHULTZ and wife, NANCY C. SCHULTZ** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **WALTER D. SCHULTZ and NANCY C. SCHULTZ, as Co-Trustees of the WALTER AND NANCY SCHULTZ REVOCABLE TRUST under agreement dated April 10, 2023** (the "Grantee"), its successors and assigns, all of the

Grantor's right, title, and interest in and to a certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, BEING Lot No. 7 and the westerly 76 feet of Lot No. 6 on the Plan of Hillwood Estates, Section "A", of record in Plat Book 1835, page 59 and 60, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.
>
> Beginning on the northeasterly margin of Hillwood Drive at a point 25 feet west of the corner of Lot Nos. 5 and 6, said point being 676.55 feet west of the westerly margin of Post Road; thence with said Drive westwardly 177 feet to the corner of Lot Nos. 7 and 8; thence with the line between said two lots northwardly 287.4 feet; thence eastwardly 175 feet to a point, said point being 25 feet west of the corner of Lot Nos. 5 and 6; thence along a line being 25 feet west of and parallel to the line between said Lot Nos. 5 and 6 southwardly to the beginning.
>
> Being the same property conveyed by Walter D. Schultz to Walter D. Schultz and Nancy C. Schultz, husband and wife, by a Deed Creating Tenancy by the Entirety dated April 10, 2023, of record as Instrument Number 20230410-0026092, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the Deed of Trust of record as Instrument Number 20181107-0110525, Register's Office for Davidson County, Tennessee, made by Walter D. Schultz and Nancy C. Schultz in favor of Regions Bank.
>
> This is improved property commonly known as 206 Hillwood Boulevard, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise disclosed to the Grantee. Grantor does further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, which provides in part that any property conveyed by spouses who held such property as tenants by the entirety, such as the Grantor, to any revocable trust(s), such as the Grantee, shall have the same immunity from the claims of their respective creditors as if such property had continued to be held by the Grantor as tenants by the entirety.

[Signatures on the following page.]

SIGNED this the 10th day of April, 2023.

WALTER D. SCHULTZ

NANCY C. SCHULTZ

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WALTER D. SCHULTZ** and **NANCY C. SCHULTZ**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 10th day of April, 2023.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Notary Public

My Commission Expires: 5/5/2025

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 April 10, 2023.

April 11, 2023
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 11th day of April, 2023.

Lisa D. Hill
Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

