Karen Johnson Davidson County
Batch# 1002643 DEEDWARR
05/12/2023 01 20 05 PM 3 pgs
Fees $18 00 Taxes $7,400 00
20230512-0035625

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37581 ~~Prepared by~~ Record and Return To Chapman and Rosenthal Title, Inc 10 Burton Hills Blvd , Suite 130 Nashville, TN 37215	STATE OF TENNESSEE, COU The actual consideration or valu for this transfer is: $2,000,000.00. Affiant Subscribed and sworn to before me this 10th day of May, 2023. Notary Public My Commission Expires:

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Karl and Gail Schledwitz 5140 Stanford Drive Nashville, TN 37215	~~Same~~ New Owner	Map and Parcel No.: 13109001800

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, Russell H. Hippe, Jr. and wife, Eleanor H. Hippe, (collectively "Grantor"), has this day bargained and sold, and does hereby transfer and convey to Karl A. Schledwitz and Gail R. Schledwitz, husband and wife ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5140 Stanford Drive, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs 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 10th day of May, 2023.

Russell H. Hippe, Jr. by James H. Hippe, his attorney-in-fact

Eleanor H. Hippe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James H. Hippe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Russell H. Hippe, Jr., and he is authorized by Russell H Hippe, Jr. to execute this instrument on her behalf.

Witness my hand, at office, this 5th day of May, 2023.

GEORGE E. MUDTER, JR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 3/6/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eleanor H. Hippe, 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 10th day of May, 2023.

GEORGE E. MUDTER, JR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 3/6/24

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4, on the Map of Stanford & Criswell's Revised Plan of Westwood, as of record in Book 974, Page 14, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 200 feet on the northeasterly side of Stanford Drive and runs back 675 feet on the northwesterly line and 932 feet on the southeasterly line to a dead line, measuring 325 feet thereon.

Being the same property conveyed to Russell H. Hippe, Jr. and wife, Eleanor H. Hippe by deed dated September 1, 1971 from Guy W. Bigham, Jr., and wife, Sally S. Bigham of record in Book 4534, Page 216, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 13109001800.
2. All matters appearing on the Plan of record as Book 974, Page 14, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.