THIS INSTRUMENT PREPARED BY:
Paul C. Hayes
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

Karen Johnson Davidson County
Batch# 1034025 DEEDWARR
08/03/2023 10:41:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230803-0060006

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)(3)(F), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Nancy C. Schultz

Nancy C. Schultz, as Trustee, Affiant

Subscribed and sworn to before me,
this 3rd day of August, 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

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	117-07-0C-102-00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **NANCY SCHULTZ and husband, WALTER 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:

> Being a certain condominium apartment in Davidson County, Tennessee and being Unit No. 102 as specified on the Plat shown in the Master Deed on the Plan of Condominium Site Plan of Units 101 through 136, Hampton Place Townhomes Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws for Condominium Site Plan of Units 101 through 136, Hampton Place Townhomes Condominiums of record in Book 5891, Page 897, Register's Office of Davidson County, Tennessee including without limitation the By-Laws appended thereto, said Register's Office together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Condominium Site Plan of Units 101 through 136, Hampton Place Townhomes Condominiums, of record under Book 5200, Page 421, said Register's Office for a more complete identification and description of said Unit.
>
> Being the same property conveyed to Nancy Schultz and Walter Schultz, wife and husband, from Sandra Fossick, by Warranty Deed dated July 19, 2022 recorded as Instrument Number 20220721-0083591, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.
>
> This is improved property commonly known as 102 Hampton Place, Nashville, Tennessee 37215.

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 3rd day of August, 2023.

NANCY SCHULTZ

WALTER SCHULTZ

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NANCY SCHULTZ** and husband, **WALTER 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 3rd day of August, 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 August 3, 2023.

8/3/2023
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3rd day of August, 2023.

Lisa D. Hill
Notary Public

My Commission Expires: 5/5/2025

Notary's Seal (if on paper)

