This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22633-AP

Karen Johnson Davidson County
Batch# 1135592 DEEDWARR
05/16/2024 09:50:30 AM 3 pgs
Fees: $18.00 Taxes: $8,695.00
20240516-0036231

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $2,350,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of May, 2024.

Notary Public
My Commission Expires: 3/8/28

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Schulte Family Revocable Trust dated November 1, 2023 1204 Beddington Park Nashville, TN 37215	Republic Bank and Trust Company 200 S. 7th Street Louisville, KY 40202	159-2-48..00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **J George Harris, Trustee of George and Sondra Harris Revocable Trust dated January 25, 2021, Amended and Restated February 16, 2022**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Timothy Robert Schulte and Catherine Ramsey Schulte, Trustees of Schulte Family Revocable Trust dated November 1, 2023**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 57, Hound's Run, according to survey and plat of same appearing of record in Plat Book 6900, pages 167-171, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete and accurate description of said lot.

Being the same property conveyed to J. George Harris and Sondra G. Harris, Co-Trustees of the George and Sondra Harris Revocable Trust, dated January 25, 2021 by Quitclaim Deed from Sondra G. Harris and husband, J. George Harris, dated January 25, 2021, recorded January 27, 2021, of record in Instrument No. 20210127-0012156, Register's Office for Davidson County, Tennessee. The Trust was amended and restated on February 16, 2022 naming J. George Harris as the sole Trustee.

This is improved property located at: **1204 Beddington Park, Nashville, TN 37215**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 this 15th day of May, 2024.

GRANTOR:

George and Sondra Harris Revocable Trust dated January 25, 2021, Amended and Restated Frebruay 16, 2022

By: _____
J. George Harris, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared J George Harris, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Trustee of George and Sondra Harris Revocable Trust dated January 25, 2021, Amended and Restated February 16, 2022, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of May, 2024.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 3/3/26

Tennessee Certification of Electronic Document

I, George Mudter, 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 5/15/24 (date of document).

Affiant Signature

5/15/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of May, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

