THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

First Title & Escrow Co., Inc.
FTEC File No. 38171

Karen Johnson
Batch # 1143299
06/05/2024 09:38:01 AM
Fees: $18.00 Taxes: $4,301.25
Davidson County
DEEDWARR
3 pgs

20240605-0041948

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $1,162,500.00.

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Affiant

Subscribed and sworn to before me this 4th day of June, 2024.

Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jordan Garcia and Kayla Davis 1114 A Biltmore Drive Nashville, TN 37204	New Owner	Map and Parcel No.: 131120J00100CO

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, Timothy Robert Schulte and Catherine Ramsey Schulte, Co-Trustees of the Schulte Family Revocable Trust dated November 1, 2023, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Jordan Antonio Garcia and Kayla M. Davis, 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 1114 A Biltmore Drive, Nashville, TN 37204.

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 4th day of June, 2024.

Timothy Robert Schulte Co-trustee

Timothy Robert Schulte, Co-Trustee of the Schulte Family Revocable Trust dated November 1, 2023

Catherine Ramsey Schulte, Co-Trustee

Catherine Ramsey Schulte, Co-Trustee of the Schulte Family Revocable Trust dated November 1, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Timothy Robert Schulte and Catherine Ramsey Schulte, Co-Trustees of the Schulte Family Revocable Trust dated November 1, 2023, 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, at office, this 4th day of June, 2024.

Notary Public

My Commission Expires: 3/8/28



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of Biltmore III, Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20071101-0128660, as amended by First Amendment to Declaration in Instrument No. 20190802-0076764, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being the same property conveyed to Timothy Schulte and Catherine Schulte, husband and wife, by deed dated July 31, 2019 from Matthew Mogan and Mary Martin Mogan, husband and wife, of record in Instrument No. 20190802-0076765, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 1, 2023 of record in Instrument No. 20231108-0087230, Register's Office for Davidson County, Tennessee, Timothy Schulte and Catherine Schulte, husband and wife, conveyed subject property to Timothy Robert Schulte and Catherine Ramsey Schulte, Co-Trustees of the Schulte Family Revocable Trust dated November 1, 2023.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Biltmore III, Townhomes, of record in Instrument No. 20071101-0128660, as amended by First Amendment to the Declaration in Instrument No. 20190802-0076764, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Site Plan of record attached as Exhibit B to the Declaration in Instrument No. 20071101-0128660, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 1130, page 103, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.