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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 240648111** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 30th day of July, 2024.<br><br>Notary Public<br>My Commission Expires: 10-25-26 |
| Karen Johnson Davidson County<br>Batch# 1167373 DEEDWARR<br>08/12/2024 11:31:30 AM 2 pgs<br>Fees: $13.00 Taxes: $4,070.00<br>20240812-0060430 | |

MEGAN CRAWFORD NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY

## WARRANTY DEED

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| Address New Owner:<br>Patricia A. Scheuman, Trustee and<br>Ronald J. Scheuman, Trustee<br>1009B Caldwell Avenue<br>Nashville TN 37204 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>105 09 4I 002.00 |

**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, **Holly Engelstad, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patricia A. Scheuman Trustee of the Patricia A. Scheuman Trust dated July 27, 2022; Ronald J. Scheuman Trustee of the Ronald J. Scheuman Trust dated July 27, 2022** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of HOMES AT 1009 CALDWELL AVENUE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 1009 CALDWELL AVENUE, a Horizontal Property Regime, of record in Instrument No. 20180118-0005531, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Holly Engelstad, by Warranty Deed from Magness Devco 16, GP, of record in Instrument No. 20181121-0114724, in the Register's Office of Davidson County, Tennessee, dated November 16, 2018 and recorded on November 21, 2018.

Ben Danaher joins in this instrument for the purpose of conveying any and all interest in said property, marital, or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of G. R. HULINE PLAN OF SUBDIVISION, LOTS 37 & 38, WAVERLY LAND CO., ADDITION TO NASHVILLE, TENNESSEE, as recorded in Plat Book 421, Page 163.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180118-0005531.

This is improved property located at 1009B Caldwell Avenue Nashville TN 37204

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 30th day of July, 2024.

Holly Engelstad

Ben Danaher

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Holly Engelstad and Ben Danaher, 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 30th day of July, 2024.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

**True Copy Certification**

I, Yvette Meldrum, 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 July 30, 2024.

Signature
July 30, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this July 30, 2024

Notary's Signature
My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025