Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mount Juliet Road
Mt. Juliet, TN 37122
SG-24-3813

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of August, 2024

Notary Public

Commission Expires: 10/16/24

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1177948 DEEDWARR
09/04/2024 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20240904-0068099

Address of New Owner	Send Tax Bills To:	Map & Parcel
Krista Reindl-Currie 119 Five Oaks Drive Nashville, TN 37217	CMG Mortgage, Inc. dba CMG Home Loans 3160 Crow Canyon Road Suite 400 San Ramon, CA 94583	107-05-0A-119-00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Karen Barbara Schaller, Trustee of The Karen Barbara Schaller Living Trust dated July 9, 2015

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Krista Reindl-Currie, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, 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 Unit No. 119, on the Plan of Five Oaks formerly The Meadow, a Planned Unit Development (erroneously referenced in prior deed as Five Oaks, formerly the Meadows, a Planned Unit Development), a Planned Unit Development, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Book 5781, Page 563; Book 5784, Page 563; and Book 5957, Page 930, and as shown by Plat of record in Book 5200, Page 355, as amended in Book 5784, Page 521, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Francis W. Schaller and wife, Karen Schaller by Deed from Jack Driver & Son, Inc., dated March 16, 1982 and recorded March 18, 1982 in Book 5863, Page 382, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Karen Barbara Schaller, as Trustee under the Karen Barbara Schaller Living Trust, dated April 13, 2006 by Warranty Deed from Francis W. Schaller and wife, Karen Schaller, dated April 13, 2006 and recorded May 12, 2006 in Instrument No. 20060512-0055758, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 119 Five Oaks Drive, Nashville, TN 37217

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 so 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the ~~26th~~ 23rd day of August, 2024.

The Karen Barbara Schaller Living Trust dated July 9, 2015

By: Karen Barbara Schaller
Karen Barbara Schaller, Trustee

STATE OF Texas
COUNTY OF Harris

On this ~~26th~~ 23rd day of August, 2024, before me virtually appeared Karen Barbara Schaller, Trustee of The Karen Barbara Schaller Living Trust dated July 9, 2015, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~26th~~ 23rd day of August, 2024.

Sabriyah Callis
Notary Signature
My commission expires:

NOTARY PUBLIC STATE OF TEXAS

Sabriyah Callis
ID NUMBER
133051542
COMMISSION EXPIRES
April 20, 2025

Electronically signed and notarized online using the Proof platform.

Certificate of Authenticity

I, Joshua A. Terry, 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 8/23/24.

Affiant Signature – Joshua A. Terry

8/30/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/30/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27