WARRANTY DEED

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

File #24-PA-1441-O

(SEAL)
CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $840,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF September, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RE
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Karen Johnson
Batch # 1181326
09/13/2024 10:16:44 AM
Fees: $13.00 Taxes: $3,108.00

Davidson County
DEEDWARR
2 pgs

20240913-0070720

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
The Palladian River Trust, dated August 16, 2024	**New Owner**	
(NAME)	(NAME)	**053 14 0 108.00; 053 14 0 109.00; 053 14 0 110.00 & 053 14 0 111.00**
PO Box 340020		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

PAUL J. SCHIMINGER AND ALYS R. SCHIMINGER, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

THE PALLADIAN RIVER TRUST, DATED AUGUST 16, 2024,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Tract 1:

Land in Davidson County, Tennessee, being Lot Nos. 15, 16 and 17 as shown on the map entitled NAWAKWA HILLS, of record in Plat Book 843, Pages 36 and 37, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Tract 2:

Land in the 9th Council District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the Westerly margin of a Lookout and the Southwesterly corner of Lot Number 17, as shown on the map or Plan of NAWAKWA HILLS, as of record in Plat Book 843, Pages 36 and 37, in the Register's Office for said County; thence Northwardly with the Westerly margin of said Lookout 100 feet, more or less, to the low water mark of the Cumberland River; thence up said River with it meanderings North 42 degrees, 30 minutes West 100 feet, more or less, to a point; thence North 52 degrees West 264 feet; thence North 47 degrees 30 minutes West 511 feet; thence North 52 degrees 30 minutes West 150 feet, more or less, to the Southeasterly lookout at low water mark, shown on said Map or Plan; thence with the Southerly margin of said lookout Westward 100 feet, more or less, to the Northeasterly corner of Lot Number 7 as shown on said Map or Plan; thence Southwardly with the Northeasterly margin of Lots Numbers 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17, 1102.1 feet, more or less, to the Beginning Point.

Being the same property conveyed to Paul J. Schiminger and Alys R. Schiminger, Husband & Wife, by Warranty Deed from Shawn C. Pennington, of record in Instrument No. 20200130-0011226, in the Register's Office of Davidson County, Tennessee, dated January 29, 2020 and recorded on January 30, 2020.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Nawakwa Hills, as recorded in Plat Book 843, Page(s) 36 and 37.

*Easement for Ingress/Egress, recorded in Book 871, Page 229 and Book 1298, Page 631.
* Any and all existing easements and restrictions as shown of record not stated herein

The execution of this instrument is affected by the signature of ***LOY CARNEY*** *as Attorney-in-Fact for* ***PAUL J. SCHIMINGER****, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number* 20240913 0070719 *Register's Office for* ***Davidson*** *County, Tennessee.*

The execution of this instrument is affected by the signature of ***LOY CARNEY*** *as Attorney-in-Fact for* ***ALYS R. SCHIMINGER****, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number* 20240913 0070718 *Register's Office for* ***Davidson*** *County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: 1435, 0, 1441 Pawnee Trail & adjoining unimproved 1.7 acres, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 12th day of September, 2024.

Paul J. Schiminger by Loy Carney, Attorney-In-Fact

Alys R. Schiminger by Loy Carney, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **PAUL J. SCHIMINGER**, and who acknowledged he/she/they executed the same as the free act and deed of the said **PAUL J. SCHIMINGER**.

Witness my hand and official seal this **12th** day of **September, 2024**.

Notary Signature
My Commission Expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **ALYS R. SCHIMINGER**, and who acknowledged he/she/they executed the same as the free act and deed of the said **ALYS R. SCHIMINGER**.

Witness my hand and official seal this **12th** day of **September, 2024**.

Notary Signature
My Commission Expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027