Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

Karen Johnson Davidson County
Batch # 1182961 DEEDWARR
09/18/2024 10:43:07 AM 2 pgs
Fees: $13.00 Taxes: $1,479.82
20240918-0072282

(Notary Stamp)

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

The actual consideration or value, whichever is greater, for this transfer is $399,950.00.

Affiant

Subscribed and sworn to before me, this 17th day of September, 2024.

Notary Public

My commission expires:_____

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 03, 2025

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Kirsti Goodhue** | **New Owner** | **161-10-0A-195.00CO** |
| **5100 Village Way** | | |
| **Nashville, TN 37211** | | |

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, WE,

**Kenneth Schott, Trustee of Kenneth Ronald Schott Revocable Trust dated May 10, 2016**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Kirsti Goodhue, 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 Lot No. 300 on the Plan of Villages of Brentwood, Phase Three of record in Plat Book 6250, Page 918, 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 Terry W. Northcutt and wife, Glenda M. Northcutt by deed from Primacy Closing Corporation of record in Instrument #20020610-0070053, said Register's Office. Said property having then been to Kenneth R. Schott, unmarried, by Warranty Deed from Terry W. Northcutt and wife, Glenda M. Northcutt, of Record as Instrument No. 20060515-0056485, Register's Office of Davidson County, Also being all of the property conveyed to Kenneth Ronald Schott Revocable Trust, uad May 10, 2016, by deed from Kenneth Ronald Schott, of record in Instrument No. 20160517-0049156, Register's Office for Davidson County, Tennessee, dated May 10, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 6250, Page 918, Register's Office for Davidson, Tennessee.
c. Restrictive covenants contained in an instrument of record in Book 6143, Page 11, amended in Book 6398, Page 495, Book 6852, Page 497, Book 7207, Page 251, Book 8507, Page 831, Book 11526, Page 579 and Instrument No. 200006060056066, Register's Office for Davidson County, Tennessee.
d. Deed of Conveyance for Sewer Lines to Metropolitan Government of Nashville and Davidson County of record in Book 6897, Page 120, in the Register's Office for Davidson County, Tennessee.
e. Deed of Conveyance for Water Mains to Metropolitan Government of Nashville and Davidson County of record in Book 6897, Page 184, in the Register's Office for Davidson County, Tennessee.
f. Quitclaim Deed of common areas to Homeowners Association of record in Book 9718, Page 624 and Instrument No. 20001214-0122894, in the Register's Office for Davidson County, Tennessee.
g. Water Mains Easement of record in Book 8197, Page 338, in the Register's Office for Davidson County, Tennessee.

h. Storm Water Detention Agreement of record in Book 11078, Page 919 and Instrument No. 20040622-0073413, in the Register's Office for Davidson County, Tennessee.
i. Charter for Homeowners Association of record in Book 6158, Page 352, amended in Instrument No. 200006060056067, in the Register's Office for Davidson County, Tennessee.
j. The rights of upper and lower riparian owners in and to the use of the waters of said Creek located on the premises and the natural unobstructed flow thereof.
k. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 5100 Village Way, Nashville, TN 37211.

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 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.

Witness my/our hand(s) this 17th day of September, 2024.

Kenneth Ronald Schott Revocable Trust dated May 10, 2016

By: Kenneth Ronald Schott
Kenneth Schott, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kenneth Schott,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Trustee of the Kenneth Ronald Schott Revocable Trust**, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 17th day of September, 2024.

Notary Signature
My commission expires:

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/14/25
COUNTY OF WILLIAMSON

File #: 24-399
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027