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

20241336R

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

STATE OF TN
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $4,100,000.00.

Affiant

Subscribed and sworn to before me, this the 25 day of September, 2024.

Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Karen Johnson
Batch # 1187150
09/27/2024 09:42:33 AM
Fees: $13.00 Taxes: $15,170.00

Davidson County
DEEDWARR
2 pgs

20240927-0074964

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
212 Deer Park Circle Trust dated September 25, 2024	NEW OWNER	**116-10-0-068**
212 Deer Park Circle		
Nashville, TN 37205		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Timothy K. Schools and Tara C. Schools, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

212 Deer Park Circle Trust dated September 25, 2024

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being southerly Part of Lot No. 19 on the Plan of A. M. Bransford's Subdivision of Lots Nos. 29 to 34 inclusive and 45 in the First Belle Meade Subdivision, of record in Plat Book 421, Page 139, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Deer Park Circle at the corner of Lots Nos. 18 and 19 on said plan; thence northerly with the line between said two lots 196 1/2 feet to a point halfway from said Circle to Jackson Boulevard, Roger Smith and wife's southeast corner; thence with their southerly line, westerly 100 feet more or less to the easterly margin of Deer Park Circle (sometimes called Private Drive); thence with said Circle in a southerly direction 130 feet to southwest corner of said Lot No. 19, continuing with said Circle in a southeasterly direction 130 feet to the beginning.

Being the same property conveyed to Timothy K. Schools and Tara C. Schools, husband and wife, by Warranty Deed from Bureon E. Ledbetter and Harriet B. Ledbetter, husband and wife, of record in Instrument No. 20190904-0089222, Register's Office for Davidson County, Tennessee, dated August 27, 2019 and recorded on September 4, 2019.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_X_) unimproved (____) property known as 212 Deer Park Circle, Nashville, TN 37205.

[signatures appear on the following page]

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 HANDS EFFECTIVE AS OF 24 day of September, 2024:

Timothy K. Schools

Tara C. Schools

STATE OF NC)
)
COUNTY OF Henderson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Timothy K. Schools and Tara C. Schools, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 24 day of September, 2024.

My Commission Expires: 9/24/28

Notary Public

H JERRY PITTS
NOTARY PUBLIC
Henderson County
North Carolina
My Commission Expires Aug 26, 2028