WARRANTY DEED

Karen Johnson Davidson County
Batch# 1188756 DEEDWARR
10/02/2024 01:50:30 PM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20241002-0076516

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/30/24
(AFFIX SEAL)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0539

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Benjamin Steadman Gentry	NEW OWNER	Map: 085120A00300CO
(NAME) 104 Rivers Edge Ct.	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED THOUSAND AND NO/100 DOLLARS ($400,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

EDWARD SCHMIDT AND CHERYL WHITE GIBSON, CO-ADMINISTRATORS OF THE ESTATE OF VANESSA ELIZABETH SCHMIDT,

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

BENJAMIN STEADMAN GENTRY, AN UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 5 on the Plan of Rivers Edge, Section Two, Jackson Downs, Phase Two of record in Plat Book 9700, Page 414, 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 Vanessa Schmidt, unmarried, by deed from Jason Bussell and Jennifer Bussell, husband and wife, of record in Instrument No. 20180530-0051327, dated May 21, 2018, Register's Office for said County. See also Scrivener's Affidavit of record in Instrument No.

20180611-0055571, said Register's Office. The said Vanessa Schmidt died intestate on October 21, 2023 leaving Cali Raven Brown as Sole Heir. See also Affidavit of Heirship of record in Instrument No. ____202410020076515_____, said Register's Office. The Grantors herein execute this instrument as Co-Administrators of the Estate of Vanessa Elizabeth Schmidt pursuant to the Order of record in Probate Court of Davidson County, Tennessee, File No. 23P2175.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 414, said Register's Office; (3) Sanitary Sewer Easement of record in Book 4819, Page 860, in the Register's Office for Davidson County, Tennessee; (4) Rules Regarding Enforcement of Governing Documents of record in Instrument No. 20100927-0076802, in the Register's Office for Davidson County, Tennessee; (5) All matters of record in Plat Book 7900, Page 556, in the Register's Office for Davidson County, Tennessee; (6) PUD Boundary of record in Plat Book 6250, Page 934, in the Register's Office for Davidson County, Tennessee; (7) Drainage Easement of record in Book 9857, Page 77, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 9280, Page 334, and Book 11098, Page 1, said Register's Office.

Vanessa Schmidt and Vanessa Elizabeth Schmidt being one and the same person.

unimproved ☐
This is improved ☒ property, known as 104 Rivers Edge Ct., Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness our hands this 1st day of October, 2024.

The Estate of Vanessa Elizabeth Schmidt
BY: Edward Schmidt Co-Administrator
Edward Schmidt, Co-Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Edward Schmidt with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Co-Administrator of The Estate of Vanessa Elizabeth Schmidt, the within named bargainer, and that he as such Co-Administrator being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 1st day of October, 2024.

My Commission Expires: 11/2/28

Notary Public

JAMIE C. POLK
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Witness our hands this 30th day of September, 2024.

The Estate of Vanessa Elizabeth Schmidt

BY: Cheryl White Gibson, Co-Administrator
Cheryl White Gibson, Co-Administrator

STATE OF VIRGINIA
COUNTY OF Prince Edward

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Cheryl White Gibson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Co-Administrator of The Estate of Vanessa Elizabeth Schmidt the within named bargainer, and that she as such Co-Administrator being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 30th day of September, 2024.

My Commission Expires: 6/30/2025

Notary Public

Carey Holloway Forbus
NOTARY PUBLIC
REGISTRATION # 7536633
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES June 30, 2025

Certificate of Authenticity

I, Kinkra Spann, 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 09/30/2024.

Date

Affiant Signature

10/2/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2nd day of October, 20 24.

Notary's Signature

My Commission Expires: Feb 23, 25

Date

Notary's Seal (if on paper)

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY