Karen Johnson Davidson County
Batch # 1217152 DEEDWARR
12/17/2024 10:25:12 AM 2 pgs
Fees: $13.00 Taxes: $7,215.00
20241217-0097784

WARRANTY DEED

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,950,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/4/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P24-7599-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Fraser George Schaufele, III and Catherine Allison Schaufele	NEW OWNER	116-08-0A-040.00-CO
(NAME)	(NAME)	
40 Concord Park East		
(ADDRESS)	(ADDRESS)	
Nashville TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Nine Hundred Fifty Thousand And No/100 Dollars ($1,950,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **40 CONCORD PARK EAST TRUST**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **FRASER GEORGE SCHAUFELE, III AND CATHERINE ALLISON SCHAUFELE, HUSBAND AND WIFE**, 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 Building Lot No. 40 on the Plan of Sugartree, Phase 1 of record in Plat Book 4675, Page (s) 141 and 142, as amended in Book 4869, Page 686, Book 5121, Page 89, Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468, and Book 5238, Page 93, 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 Alice M. Bohannon, Trustee of 40 Concord Park East Trust by Warranty Deed from Weldon Bailey White, Jr and wife, Elizabeth Fowler White of record in Instrument No. 20201005-0114854 Register's Office for Davidson County, Tennessee, dated October 2, 2020 and recorded on October 5, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☑ property, known as 40 Concord Park East, Nashville, TN 37205
(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 successors 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 10th day of December, 2024.



40 Concord Park East Trust

BY: _____
Charles R. Webb, Grantor, Trustee & Beneficiary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Charles R. Webb**, with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee & Beneficiary** of the **40 Concord Park East Trust**, the within named bargainor, and Trust,and that he as such Trustee & Beneficiary being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Charles R. Webb** as such **Trustee & Beneficiary**.

Witness my hand and official seal this the 10th day of December, 2024.

My Commission expires Nov 8, 2027

_____
Notary Public