Karen Johnson Davidson County
Batch# 1220894 DEEDWARR
12/27/2024 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20241227-0100494

Warranty Deed

AMANDA M. ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-2-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00. Affiant Subscribed and sworn to before me, this the 20th day of December, 2024. Notary Public My commission expires: 11.2.2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Richard G. Courtney Elizabeth S. Courtney	New Owner(s)	117-09-0A-004.00-CO
3429 Hampton Avenue		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DEBRA LYNN LINN, TRUSTEE OF THE CLAIRE SCHWARTZ FAMILY TRUST**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD G. COURTNEY AND ELIZABETH S. COURTNEY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 4, on the Plan of Foxhall Close, a Planned Residential Development, of record in Book 4860, page 46, amended by instruments of record in Book 5005, page 136, and Book 5380, page 122 and Book 5839, page 610, said Register's Office to which reference is here made for a more complete description.

Being the same property conveyed to Claire Schwartz and spouse, Marvin Schwartz by Warranty Deed from Lloyd H. Ramsey, Married of record in Instrument No. 20030620-0085751 Register's Office for Davidson County, Tennessee, dated June 16, 2003 and recorded on June 20, 2003 and Re-recorded on March 23, 2004 in Instrument No.200403230032544 .

Being the same property conveyed to Marvin Nathaniel Schwartz and Claire Schwartz, Trustees or any Successor Trustee(s) of The 1998 Schwartz Family Trust U/D/T dated June 10, 1998 by Quit Claim Deed from Claire Schwartz and Spouse, Marvin Schwartz of record in Instrument No. 20040203-0013249 Register's Office for Davidson County, Tennessee, dated January 30, 2004 and recorded on February 03, 2004.

Being the same property conveyed to Marvin Nathaniel Schwartz and Wife, Claire Schwartz by Quitclaim Deed from Marvin Nathaniel Schwartz and Claire Schwartz, Trustees of the 1998 Schwartz Family Trust U/D/T dated June 10, 1998 of record in Instrument No. 20120711-0060995 Register's Office for Davidson County, Tennessee, dated May 14, 2012 and recorded on July 11, 2012.

Being the same property conveyed to Debra Lynn Linn, Trustee of the Claire Schwartz T/U/W Claire Schwartz Family Trust by Executors QuitClaim Deed from Michael L. Vaden, Executor of the Estate of Claire Schwartz of record in Instrument No. 20240220-0011439 Register's Office for Davidson County, Tennessee, dated February 14, 2024 and recorded on February 20, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4 Foxhall Close, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of December, 2024.

Claire Schwartz Family Trust

By: Debra Lynn Linn, Trustee
Debra Lynn Linn, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Debra Lynn Linn, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of the Claire Schwartz Family Trust, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 20th day of December, 2024.

Notary Public

My Commission Expires: 09/07/26

HAYLIE HAWKINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/07/2026
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Dec. 20. 2024.

Affiant Signature

27th day of December, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of December, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028