WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GRFATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 2/22/25
(AFFIX SEAL)

DANIELLE MARIE CRANE
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

W-C-25-214

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Austin Hunter Forbes	**Primis Mortgage Company**	
(NAME)	(NAME)	**082-11-0-033.00**
214 Treutland Ave	**5535 Currituck Dr. Suite 120**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Wilmington, NC 28403**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **COLIN SCHILLER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AUSTIN HUNTER FORBES, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 60 on the Plan of Bryans Addition to Edgefield, now East Nashville of record in Plat Book 21, Page 63, in the Register's Office for said County, More Particularly described as follows:

Said Lot No. 60 fronts 50 feet on the Southerly Margin of Treutland Avenue and Extends back between Parallel Lines 165 feet to an alley.

Being the same property conveyed to Colin Schiller, married by Warranty Deed from Kanesha Sanders, an unmarried woman of record in Instrument No. 20241112-0087730 Register's Office for Davidson County, Tennessee, dated November 07, 2024 and recorded on November 12, 2024. The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- All matters shown on the Plan of record in Plat Book 21, Page 63, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 00608310107619 and instrument No. 200601130005694 in the Register's Office for Davidson County, Tennessee.
- Amended and Restated Development Agreement and Ground Lease of record in Instrument Number 20060113-0005693, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **214 Treutland Ave, Nashville, Tennessee 37207**.

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.

Karen Johnson Davidson County
Batch# 1226892 DEEDWARR
01/16/2025 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20250116-0003709

Witness my/our hand(s) this the 16th DAY OF JANUARY, 2025.

Colin Schiller

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, COLIN SCHILLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of January, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Danielle Crane, 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 1/16/25 (date of document).

Danielle Crane
Affiant Signature

1/16/25
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 16 day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 5-24-28

NOTARY'S SEAL

MEGAN MILLSAP
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD