RETURN TO
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

PREPARED BY (AND RETURN TO)
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H Taylor*

Ivey Title, LLC Ref (DW) Title No 63913
Dav Co File Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kenneth Christopher Schultz Rachel Schultz 842 Bresslyn Road Nashville, TN 37205	owners

Karen Johnson Davidson County
Batch # 1240186 DEEDWARR
02/24/2025 10 22 05 AM 2 pgs
Fees $13 00 Taxes $8,606 20

20250224-0013360

TAX MAP PARCEL NUMBERS: 10215006100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,326,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **LRS Properties, LLC, a Tennessee limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kenneth Christopher Schultz and Rachel Schultz, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows To Wit·

Land in Davidson County, Tennessee, being Lot No 232 on the Plan of Brook Meade, Section VI of record in Book 2331, pages 3 and 4, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to LRS Properties, LLC, a Tennessee limited liability company, by Warranty Deed from KMS Properties, LLC, a Tennessee limited liability company, dated September 6, 2022 and recorded on September 8, 2022, of record in Inst No 20220908-0100830, Register's Office for Davidson County, Tennessee

Description Reference Described according to (or by reference to) the recorded subdivision Plan

This conveyance is subject to. Taxes for 2025, and subsequent years, The Plan, with Owner's Certificate, of record in Book 2331, pages 3 and 4, said Register's Office, which Plan shows a 125 foot minimum building setback line from Bresslyn Road and 10 foot easement for public utility purposes along the rear line of said lot

This is improved property, known as 842 Bresslyn Road, Nashville, TN 37205

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, Grantee's heirs or assigns, forever

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever

WITNESS THE EXECUTION HEREOF this 14th day of February, 2025

LRS Properties, LLC a Tennessee limited liability company

By: LRS Ventures, LLC, a Tennessee limited liability company, Manager

By: _____
Joshua Ritter, Member

_____
Roddy Story, Member

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared, **Joshua Ritter and Roddy Story,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and were identified as **Members of LRS Ventures, LLC, a Tennessee limited liability company, which is Manager of LRS Properties, LLC, a Tennessee limited liability company,** the within named bargainor, a limited liability company, and the execution of the foregoing instrument as such manager for the purposes therein contained, by signing in the name of the limited liability company as such manager.

Witness my hand and official seal, at office in Nashville County Tennessee this the 14th day of February, 2025

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

My Commission Expires: _____

_____
Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $2,326,000 00.

Tracy Perry
Affiant

Sworn and subscribed before me this 14 day of February, 2025

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 11-8-27

_____
Notary