Karen Johnson Davidson County
Batch # 1240373 DEEDWARR
02/25/2025 08 34 28 AM 2 pgs
Fees $12 00 Taxes $0 00
20250225-0013674

Prepared by and Recording Requested by:
GAINES & ASSOCIATES PLLC
5214 Maryland Way, Ste. 402
Brentwood, TN 37027

Tax Parcel #: 072-143-N6-0-010-00
11CO

WARRANTY DEED

Owner & Property Address.
STEFAN SHMITT and DONNA REGII, Trustees,
SHMITT-REGII REVOCABLE LIVING TRUST
1408 B Straightway Ave
Nashville, TN 37206

Mail Tax Statement to:
First Community Mortgage, Inc.
275 Robert Rose Drive
Murfreesboro, TN 37129

The GRANTORS, DONNA M. REGII and STEFAN T. SHMITT, wife and husband, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm all of grantors' right, title, and interest in and to the below-described property to the GRANTEES:

STEFAN SHMITT and DONNA REGII, Trustees,
SHMITT-REGII REVOCABLE LIVING TRUST, dated November 16, 2015.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> LAND in Davidson County, Tennessee being Unit No. "A" of 1408 Straightway Avenue, a Horizontal Property Regime with Private Elements, as more fully described on the Plot Plan attached to the Declaration of Covenants, Conditions, and Restrictions for 1408 Straightway Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160609-0058359, said Register's Office. The easements, restrictions, covenants, conditions and regulations imposed upon the unit, property, co-owners and tenants of 1408 Straightway Avenue, a Horizontal Property Regime with Private Elements contained therein are incorporated herein by reference and made a port hereof the same as copied herein, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to parties of the first part by Warranty Deed of record as Instrument Number 20170801-0078147 in the Register's Office of Davidson County, Tennessee. STEFAN T. SHMITT being one and the same person as STEFAN SHMITT, and DONNA M. REGII being one and the same person as DONNA REGII.
>
> This conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, by-Laws and Charter of 1408 Straightway Avenue of record in Instrument No. 20160609-0058359, all in the Register's Office of Davidson County, Tennessee, easements and setback lines as set forth on the above plan of record.

This conveyance is intended to preserve a relationship as tenants by the entireties pursuant to Tennessee Code Annotated Title 35, Chapter 15.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do here covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they will warrant and forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

This is a transfer to a revocable living trust. No actual monetary consideration is given by the Grantee and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409 (a)(1)(C)(vi).

IN TESTIMONY WHEREOF, this instrument has been executed this 23rd day of December, 2024, by the undersigned.

STEFAN T. SHMITT

DONNA M. REGII

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared DONNA M. REGII and STEFAN T. SHMITT, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 23rd day of December, 2024.

NOTARY PUBLIC

My Commission Expires:

KATINA H. GAINES
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm Exp. 5-5-2027

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. §67-4-409 (a)(1)(C)(vi).