Karen Johnson Davidson County
Batch# 1240828 DEEDWARR
02/26/2025 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $5,735.00
20250226-0014291

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $1,550,000.00.

Affiant

Subscribed and sworn to before me this 25th day of February, 2025.

Notary Public
My Commission Expires:

Kathleen Hale McClellan NOTARY PUBLIC STATE OF TENNESSEE Williamson County My Comm. Expires 7/14/2028

File No.: 2024-1015

Address of New Owner:	Send Tax Bills to:	Tax Information:
Walter Schultz and Nancy Schultz	New Owner	
225 Brook Hollow Rd. Nashville, TN 37205		115-15-0-098.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Jason Sanford and Lindsay Sanford, husband and wife

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Walter Schultz and Nancy Schultz, husband and wife

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision Lot 12 West Meade Farms of record in Book 8250, Page 867, 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 Jason Sanford and Lindsay Sanford, husband and wife by Warranty Deed from Michelle Cunningham and John Loudenslager, wife and husband of record in Instrument No. 20180906-0088305, Register's Office for Davidson County, Tennessee, dated September 04, 2018 and recorded on September 06, 2018.

This conveyance is subject to any and all restrictions and easements of record.

This is ____ improved _____unimproved property and the address of the herein described property is believed to be 225 Brook Hollow Road, Nashville, TN 37205, 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 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 heirs 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 my hands this 25 day of February, 2025.

Jason Sanford

Lindsay Sanford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of February, 2025, before me personally appeared Jason Sanford and Lindsay Sanford, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of February, 2025.

Notary Signature
My commission expires: 1/17/2027

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 2.25.25.

Date

Affiant Signature

2.25.25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25 day of February, 2025

Notary's Signature

My Commission Expires: 3.19.25

Date

Notary's Seal

