Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd, Ste 130

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250149897

Karen Johnson Davidson County
Batch # 1242424 DEEDWARR
03/03/2025 10 06 48 AM 2 pgs
Fees $13 00 Taxes $2,035 00
20250303-0015476

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $550,000 00

Affiant

Subscribed and sworn to before me, this 28th day of February, 2025

Notary Public
My Commission Expires

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner.	Send Tax Bills To·	Tax Information:
Joseph McDonald and Emily Hulak 433 Capri Dr Nashville TN 37209-2721	New Owner	Tax Parcel ID No. 090 15 0 159.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bennie Diane Smith, Executrix for the Estate of William Richard Schroeder** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph McDonald and Emily Hulak, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows·

Being Lot No 1171 on the Map of CHARLOTTE PARK SUBDIVISION, SECTION 16, as of record in Book 3300, Page 97, Register's Office for Davidson County, Tennessee.

Said lot No 1171 fronts 100 feet on the Westerly side of Capri Drive and runs back between lines, 133 1 feet on the surveyed base line, and continuing Westerly 45 feet more or less, to a line marking edge of water January 1963 and on the Southerly line, which is a broken line, a distance of 216.1 feet to the surveyed base line and continuing Westerly 30 feet, more or less, to said line marking edge of water on which water line it measures 112 feet more or less

Being the same property conveyed to William Richard Schroeder, reserving his life estate by Quitclaim Deed from Nola Gail Moore, of record in Instrument No. 20180521-0048631, in the Register's Office for Davidson County, Tennessee, dated May 17, 2018 and recorded on May 21, 2018 The said William Richard Schroeder died December 11, 2022, testate See Probate Case 23P153, Davidson County Circuit Court appointing Bennie Diane Smith as Executrix and authorizing Sale of Property

Being the same property conveyed to William Richard Schroeder, as to his life estate and Nola Gail Moore, as to the remainder, by Quitclaim Deed from William Richard Schroeder, unmarried, of record in Instrument No. 20171113-0116504, in the Register's Office for Davidson County, Tennessee, dated November 10, 2017 and recorded on November 13, 2017.

Being the same property conveyed to William Richard Schroeder and wife, Nola F. Schroeder, by Warranty Deed from Hudson and Drive Construction Company, of record in Book 3642, Page 485, in the Register's Office for Davidson County, Tennessee, dated October 2, 1963 and recorded on October 1963 The said Nola F Schroeder died July 2, 2005, leaving William Richard Schroeder as surviving tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Taxes for the year 2025 and thereafter, not yet due and payable

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHARLOTTE PARK SECTION 16, as recorded in Plat Book 3300, Page(s) 97.
Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3502, Page 586.

Agreement as set forth in instrument recorded in Book 2593, Page 566.

Charter for Charlotte Park Homeowners Association recorded as Instrument No 20200710-0075846.

Title to that portion of the land lying below the ordinary low water mark of Cumberland River.

Easement for the flow of the waters of Cumberland River, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Cumberland River, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Cumberland River

This is improved property located at 433 Capri Dr Nashville TN 37209-2721

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of February, 2025

Estate of William Richard Schroeder

B. S.
_____ _____
BY. Bennie Diane Smith, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bennie Diane Smith, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executrix for the Estate of William Richard Schroeder, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of February, 2025

_____
Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028