THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250350228** Karen Johnson Davidson County Batch # 1257716 DEEDWARR 04/11/2025 08 38 45 AM 2 pgs Fees $13 00 Taxes $1,591 00 20250411-0026978	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $430,000 00 Affiant Subscribed and sworn to before me, this 8th day of April, 2025 Notary Public My Commission Expires HOLLY WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04 2027

WARRANTY DEED

Address New Owner: ShanDarrius Latrell Fulton 721B Arbor Trace Circle Nashville TN 37207	Send Tax Bills To: New Owner	Tax Information· Tax Parcel ID No 060 00 0A 033.00

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, **Keiana Schulenburg, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ShanDarrius Latrell Fulton, unmarried**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows.

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 10 B of MAGNOLIA EAST, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Magnolia East, a Horizontal Property Regime, of record in Instrument No. 20160726-0076751, Amended at Instrument Nos. 20161013-0108361, 20200908-0102173, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Keiana B. Hastings, a single woman, by Warranty Deed from CAM Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20211110-0150095, in the Register's Office of Davidson County, Tennessee, dated November 09, 2021 and recorded on November 10, 2021.

Keiana B. Hastings being now known as Keiana Schulenburg. Austin Schulenburg joins in this conveyance for the purpose of conveying all right, Title, and interest he may have in and to the above described property as spouse of Keiana Schulenburg

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 W. PHILLIPS ESTATE, as recorded in Plat Book 57, Page 21.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160726-0076751, as amended in Instrument Nos. 20161013-0108361, 20200908-0102173.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20151016-0105367

Charter for Magnolia East Homeowners' Association, Inc., recorded as in Instrument No. 20160801-0078835.

This is improved property located at 721B Arbor Trace Circle Nashville TN 37207

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 8th day of April, 2025

Keiana Schulenburg

Austin Schulenburg

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Keiana Schulenburg and Austin Schulenburg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of April, 2025

Notary Public
My Commission Expires. _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 06-09-2026