Karen Johnson Davidson County
Batch# 1258460 DEEDWARR
04/14/2025 10:51:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250414-0027980

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi). Affiant Sworn to and subscribed before me this April 11, 2025 Comm Exp: Notary Public

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

This Instrument Prepared by: Robert M. Pautienus III, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
ELISA SCHETROMPF, Trustee		
SCHETROMPF FAMILY TRUST dated April 2, 2025	Newtez, LLC c/o Sheltpoint Mortgage Servicing	102-04-0-C-013-00-CO
6411 Charlotte Road Circle #205	P.O. Box 650840	
Nashville, TN 37209	Dallas, TX 76265-0840	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, ELISA HERTZAN (now known as ELISA SCHETROMPF), unmarried (Grantor), do hereby transfer, release, and convey any and all of my right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to ELISA SCHETROMPF, Trustee of the SCHETROMPF FAMILY TRUST dated April 2, 2025 (Grantees), and any amendments thereto, being more particularly described as follows:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 205 as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, on the Plan of Flats at West Meade, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Flats at West Meade, a Condominium Development, of record in Instrument No. 20191029-0111038, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in

the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the Plan of Flats at West Meade, a Condominium Development, for placement of Units, as shown on Exhibits "C-1" and "C-2" to the Declaration of record in Instrument No. 20191029-0111038, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to ELISA HERTZAN, unmarried, by CRAIGHEAD PARTNERS, LLC, a Tennessee Limited Liability Company, by Special Warranty Deed of record in Instrument Number 20201214-0146557, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1) All matters shown on the Plan of record as set out on Exhibits "C-1" and "C-2" to the Declarations of record in Instrument No. 20191029-0111038, Register's Office for Davidson County, Tennessee;

2) The Premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime of Flats at West Meade, a Condominium Development, of record in Instrument No. 20191029-0111038, Register's Office for Davidson County, Tennessee;

3) All matters shown on the Plan of record in Plat Book 2133, Page 28, Register's Office for Davidson County, Tennessee;

4) Declaration of Restrictions and Covenants for Storm water Facilities and Systems of record in Instrument No. 20190923-0096479, Register's Office for Davidson County, Tennessee;

5) Agreement for Dedication of Public Right-Of-Way of record in Instrument No. 20191004-0101962, Register's Office for Davidson County, Tennessee; and,

6) Taxes for the current year which have been prorated between the parties and paid by the Grantor herein and Grantee assumes any subsequent years, not yet due and payable.

The legal description is taken from the prior deed of record.

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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind myself, my heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, 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.

The property is known as 6411 Charlotte Road Circle #205, Nashville, TN 37209.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on April 11, 2025.

ELISA HERTZAN

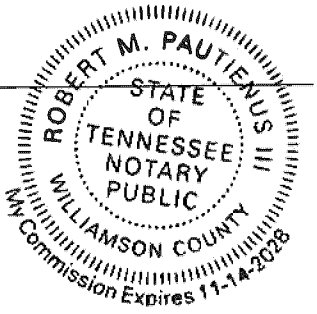
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ELISA HERTZAN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this April 11, 2025.

NOTARY PUBLIC

My Commission Expires: _____



TRUE COPY CERTIFICATION

I, ROBERT M. PAUTIENUS III, 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 April 11, 2025.

4/11/25

ROBERT M. PAUTIENUS III, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 11th day of April, 2025.

Notary Public

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025