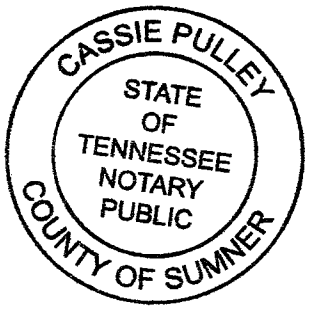
WARRANTY DEED



STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th day of April, 2025 .

Notary Public

My Commission Expires: 12/19/28

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Morgan Smith	**NEW OWNER**	136-07-0-002.00
1430 Old Hwy 109 N		
Gallatin, TN 37066		

Karen Johnson Davidson County
Batch# 1265576 DEEDWARR
04/29/2025 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20250429-0032806

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Beverly Denise Royer, individually and as devisee of the Last Will & Testament of David Ansel Schulhofer, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Morgan Smith, an unmarried man, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Priest Lake Park, Section 2, of record in Book 4175, Pages 56, 57 & 58, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kenneth E. Gore and David A. Schulhofer, as tenants in common with right of survivorship by Deed from Leader Federal Bank for Savings, dated 9/25/1990 and filed for record in Book 8204, Page 502, Register's Office for Davidson County, Tennessee. Kenneth E. Gore having since died 2/10/1993 leaving David A. Schulhofer as the surviving tenant. David A. Schulhofer died testate on 9/24/2024. Pursuant to the Last Will and Testament of David Ansel Schulhofer, filed in Docket No. 24P2207, in the Circuit Court of Davidson County, Tennessee, subject property was devised to Beverly Denise Royer.

This conveyance is subject to the following:

Subject to all matters as shown on plat of record in Plat Book 4175, Pages 56, 57 and 58, said Register's Office.

Subject to restrictions of record in Record Book 4317, Page 17, Register's Office said County

Taxes for the year 2025 are a lien, not yet due and payable and subsequent years.

This is unimproved X improved property, known as 3708 Anderson Road, Nashville, TN 37217

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 hand this 28th day of April, 2025.

Beverly Denise Royer, devisee of the

Last Will & Testament of David Ansel Schulhofer

Beverly Denise Royer

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 28th day of April, 2025, before me personally appeared Beverly Denise Royer, devisee, 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 28th day of April, 2025.

Notary Signature
My commission expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 28th day of April, 2025, before me personally appeared Beverly Denise Royer, 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 28th day of April, 2025.

Notary Signature
My commission expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Kathy Lee, 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 4/28/25.

Date

Affiant Signature

4/28/25

Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 28th day of April, 2025.

Notary's Signature

My Commission Expires: 5-20-25

Date

Notary's Seal (if on paper)

PAM SATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON