THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8243-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 503,200.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April, 2025 Notary Public MY COMMISSION EXPIRES My Commission Expires July 6, 2027 (AFFIX SEAL)

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Lopez and Nicolle Lopez	New owner	
1707 Stewart Place		105-11-0-060.00
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Kathleen J. Schrupp, a single person**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Lopez and Nicolle Lopez, husband and wife,**

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.

A Certain tract or parcel of land in Davidson County, Tennessee, described as follows.

Being Lot No 28 on the Plat of the Hamilton Property, subdivision of Lot No. 15 and resubdivision of Parts of Lots Nos 11,12, and 13 Horton Plan recorded in Chancery Court Book 1, Page 44 Original subdivision of parts of Lots Nos. 11,12 and 13 is recorded in Book 974, Page 17 of the Register's Office, and now of record in Book 974, Page 91 of the Register's Office for Davidson County, Tennessee

Said Lot No 28 fronts 50 feet on the West side of Stewart Place and extends back between parallel lines 150 feet to a dead line

Being the same property conveyed to Gaylen A. Schrupp and wife, Kathleen J Schrupp by Quitclaim Deed from Gaylen Schrupp and Kathleen J Boyd of record in Instrument No. 20210210-0018728 Register's Office for Davidson County, Tennessee, dated February 04, 2021 and recorded on February 10, 2021 The said Gaylen A Schrupp has since died.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1707 Stewart Place, Nashville, TN 37203**

Karen Johnson Davidson County
Batch # 1270801 DEEDWARR
05/08/2025 12 09 09 PM 2 pgs
Fees $13 00 Taxes $1,861 84

20250508-0036135

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 our hands this the 1st day of April, 2025.

Kathleen J. Schrupp

Kathleen J. Schrupp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kathleen J. Schrupp,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 1st day of April, 2025.

My Commission expires: 11-8-27

Notary Public

JAMES A. MAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE