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

CRT File No. 250450666

Karen Johnson Davidson County
Batch# 1272222 DEEDWARR
05/12/2025 02:36:30 PM 2 pgs
Fees: $13.00 Taxes: $12,950.00
20250512-0037314

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $3,500,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of May, 2025.

Notary Public
My Commission Expires: _____

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert Alexander Schmid and Elizabeth King Schmid 4310 Sunnybrook Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 130 03 0 037.00

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, **Amanda Coulter McElroy and William Winfred Moore, III., wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Alexander Schmid and Elizabeth King Schmid, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 18, Block 9, as shown on the Plan of A RESUBDIVISION OF A PART OF ROYAL OAKS SUBDIVISION, of record in Plat Book 547, Page 167. Register's Office for Davidson County. Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Amanda Coulter McElroy and William Winfred Moore, III., wife and husband, by Warranty Deed from Richardson M. Roberts, of record in Instrument No. 20220519-0057966, in the Register's Office of Davidson County, Tennessee, dated May 18, 2022 and recorded on May 19, 2022.

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.

County of DAVIDSON taxes for the year 2025 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2025 and thereafter, for tax parcel identification number 130 03 0 037.00, 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 A RESUBDIVISION OF A PART OF ROYAL OAKS SUBDIVISION, as recorded in Plat Book 547, Page(s) 167.

Easement for Sanitary Sewer, recorded in Book 5818, Page 875.

This is improved property located at 4310 Sunnybrook Drive Nashville TN 37205

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 12th day of May, 2025.

Amanda Coulter McElroy

William Winfred Moore, III

STATE OF OHIO
COUNTY OF FRANKLIN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Amanda Coulter McElroy and William Winfred Moore, III, 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 12th day of May, 2025.

Notary Public
My Commission Expires: December 12, 2028

BRANDON J CAMPBELL
Notary Public, State of Ohio
My Commission Expires
December 12, 2028

Certificate of Authenticity

I, Addl Dilworth, 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 **May 12, 2025**.

Affiant Signature Date: **05/12/2025**

State of TENNESSEE
County of **DAVIDSON**

Sworn to and subscribed before me this **12th** day of **May**, 20**25**.

Notary's Signature

My Commission Expires: 5-9-2026
Date

Notary's Seal (of on paper)

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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