HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1273411 DEEDWARR
05/15/2025 08:02:30 AM 4 pgs
Fees: $23.00 Taxes: $1,831.50
20250515-0038117

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF MAY 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREGG W. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires October 25, 2025
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
103 S Broadway St, Portland, TN 37148

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nathan Douglas	Nathan Douglas	071-07-0H-002.00
(NAME)	(NAME)	
214 Duke Street	214 Duke Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Melissa Ann Schmeltzer, a single woman, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Nathan Douglas, a single man, hereinafter called the GRANTEE(S), his/her/their 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 Unit No. 216B on the Plan of Grant Estates II, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of Grant Estates II, of record in Instrument No. 20181031-0107699 and amended in Instrument No. 20190530-0051426, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Melissa Ann Schmeltzer, a single woman by Warranty Deed from Grant Ventures, LLC, a Tennessee limited liability company, dated 06/17/2019, of record in Instrument No. 20190618-0058713, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 214 Duke Street, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF MAY 2025. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires October 25, 2026 WILSON COUNTY

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unimproved ☐

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(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 8TH DAY OF MAY 2025.

Melissa Ann Schmeltzer

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 Melissa Ann Schmeltzer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8TH DAY OF MAY 2025.

Lori Buie

Notary Public:
My Commission Expires: 6/29/27

LORI BUIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

RETURN TO:
Stewart Title Company
103 S Broadway St
Portland, TN 37148

Certificate of Authenticity

I, Gregg W. Clarke, do hereby make oath that I 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 this 9th day of May 2025

5/9/2025

Affiant Signature Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 9th day of May 2025

Notary Signature

Commission Expiration Date:

TONYA BOHANNON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 12/29/2026
WILSON COUNTY