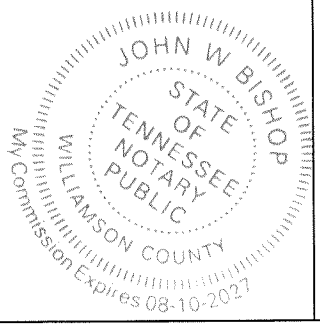


STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $860,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF May, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Elders	**Primis Mortgage Company**	072-14-0-06500
(NAME) 1207B Chester Ave	(NAME) 5535 Currituck Drive, Ste. 120	
(ADDRESS) Nashville TN 37206	(ADDRESS) Wilmington, NC 28403	
(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, WE,

JENNIFER SCHULTZ AND MICHAEL ETHAN HARVEY, WIFE AND HUSBAND,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARK ELDERS, A SINGLE 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:

Being Lot No. 113 on the map of Chesterfield Place, as shown of record in Book 332, age 147, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Jennifer Schultz and Michael Ethan Harvey, wife and husband by Deed dated April 28, 2023 from Springdale Development, LLC, a Tennessee Limited Liability Company, recorded May 1, 2023, in Instrument Number 202305010032040, in the Official Records of Davidson County, Tennessee.

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 *Improved* property is commonly known as: 1207B Chester Avenue, Nashville, TN 37206

Karen Johnson Davidson County
Batch# 1273947 DEEDWARR
05/15/2025 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $3,182.00
20250515-0038486

LT&E File #21554

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/our hand(s) this 21st day of Oct, 2024

Jennifer Schultz

Michael Ethan Harvey

STATE OF TN
COUNTY OF Davidson

On this 21st day of Oct, 2024 before me, a notary public, personally appeared Jennifer Schultz, to me known or proved to me on the basis of satisfactory evidence, that she/he executed the within instrument for the purposes therein contained.

DAJANA STANOJEVIC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: March 20, 2028

STATE OF TN
COUNTY OF Davidson

On this 21st day of Oct, 2024 before me, a notary public, personally appeared Michael Ethan Harvey, to me known or proved to me on the basis of satisfactory evidence, that she/he executed the within instrument for the purposes therein contained.

Notary Public
My Commission Expires: March 20, 2028

DAJANA STANOJEVIC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

LT&E File #21554

True Copy Certification

I, **Tonya Cherry,** 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 this the 21 day of ~~May~~ October, 2025.

Affiant Signature
Date 5/15/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of May, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2025