THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250450559** Karen Johnson Davidson County Batch# 1277815 DEEDWARR 05/27/2025 11:46:30 AM 3 pgs Fees: $18.00 Taxes: $1,809.30 20250527-0041384	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) Sumner The actual consideration or value, whichever is greater, for this transfer is: $489,000.00. Affiant Subscribed and sworn to before me, this ~~23~~ 27th day of May, 2025. Notary Public My Commission Expires: 01/30/2029 JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address New Owner: Ashley Lewis and Monty Evan Lewis 5045 English Village Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161 10 0A 183.00

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, **Claire M. Schu and Peter J. Schu, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ashley Lewis and Monty Evan Lewis, 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. 148 on Plan of Phase Two Villages of Brentwood, of record in Book 6250, Page 169, Surveyor's Certificate of Correction recorded in Book 8484, Page 140, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for more complete and accurate legal description.

Being the same property conveyed to Claire M. Schu and Peter J. Schu, wife and husband, by Warranty Deed from Davide Tocci, an unmarried man, of record in Instrument No. 20220406-0039927, in the Register's Office of Davidson County, Tennessee, dated April 05, 2022 and recorded on April 06, 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.

Taxes and assessments for the year 2025 and subsequent years, 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 Phase Two Villages of Brentwood, as recorded in Plat Book 6250, Page(s) 169 Surveyor's Certificate of Correction recorded in Book 8484, Page 140.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6143, Page 11; Book 11526, Page 579 as amended in Book 6398, Page 495; Book 6852, Page 497; Book 8507, Page 831, and Instrument No. 20000606-0056066.

Easement for Sanitary Sewer and/or Storm Drainage, recorded in Book 6730, Page 508.

Easement recorded in Instrument No. 20130419-0039360.

Articles of Incorporation of Villages of Brentwood Homeowners Association recorded in Book 6158, Page 352.

This is improved property located at 5045 English Village Drive Nashville TN 37211

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 23rd day of May, 2025.

Claire M. Schu

Peter J. Schu

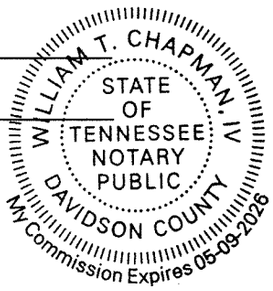
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Claire M. Schu and Peter J. Schu, 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 23rd day of May, 2025.

Notary Public

My Commission Expires:



Certificate of Authenticity

I, Jennifer Russell, 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

5/23/25
Date

Jennifer Russell
Affiant Signature

5/27/25
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 27th day of May, 2025.

Notary's Signature
My Commission Expires: 10/24/2028

Notary's Seal (if on paper)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.