BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1280761
06/03/2025 10 25 10 AM
Fees $13 00 Taxes $2,664 00

Davidson County
DEEDWARR
2 pgs

20250603-0043435

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $720,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JUNE, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

CHRISTINA HIGGINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Cody Hostuttler	New owner	
(NAME)	(NAME)	084-05-0B-023 00-CO
3306 Joggers Pass		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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 consideration, the receipt of which is hereby acknowledged, **ERIK RYAN SCHUESSLER AND LAURA L VANHOLSTYN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CODY HOSTUTTLER, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 23, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for East Greenway Park, a Townhouse Planned Unit Development of record as Instrument No 20160707-0069540 and amended in Instrument No 20161020-0110945 and being shown on Plat attached thereto as Exhibit "B", 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 Erik Ryan Schuessler and Laura L VanHolstyn, husband and wife by Warranty Deed from East Greenway Park, LLC of record in Instrument No 20200615-0060724 Register's Office for Davidson County, Tennessee, dated May 22, 2020 and recorded on June 15, 2020

This conveyance is subject to
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 163, Register's Office for Davidson County, Tennessee
- Subject to all matters shown on the Plan of record as Instrument Number 20160706-0069097 and Instrument No 20170216-0016159, Register's Office of Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160707-0069540, as amended in Instrument Number 20161020-0110945, Instrument Number 20230123-0005073, Instrument Number 20240411-0025792 and Instrument Number 20240411-0025793, Register's Office for Davidson County, Tennessee
- Charter of record in Instrument Number 20170818-0085273 and Instrument No 20170809-0081522, in the Register's Office for Davidson County, Tennessee
- Charter for LLC of record in Instrument Number 20161221-0134408, in the Register's Office for Davidson County, Tennessee
- Restrictions and Covenants for Stormwater Facilities and System of record in Instrument Number 20141205-0111597, in the Register's Office for Davidson County, Tennessee
- Easements of record in Book 3430, Page 142, Book 3435, Page 46, Book 4008, Page 188, Book 4008, Page 196, Book 4008, Page 192, Book 4925, Page 655, Book 4007 Page 49 and Book 4007, Page 53, in the Register's Office for Davidson County, Tennessee
- Grant of Easement of record in Instrument Number 20181029-0106559, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **3306 Joggers Pass, Nashville, Tennessee 37206**

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), their heirs and 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), 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 the 2nd DAY OF JUNE, 2025.

Erik Ryan Schuessler

Laura L. VanHolstyn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIK RYAN SCHUESSLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of June, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA L VANHOLSTYN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of June, 2025

Notary Public
My Commission Expires. _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212