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

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1281654
06/05/2025 10 28 32 AM
Fees $13 00 Taxes $1,620 60

Davidson County
DEEDWARR
2 pgs

20250605-0044201

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $438,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH 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

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc
128 Holiday Ct , Ste 125, Franklin, TN 37067

File No 2025-0779

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Sarah Schneider and Thomas Schneider	First Horizon Bank	128-11-0-022 00
(NAME)	(NAME)	
561 Holt Valley Rd	12719 Cantrell Road, Suite 200	
(ADDRESS)	Little Rock AR 72223	
Nashville TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Thirty-Eight Thousand And No/100 Dollars ($438,000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TRISHA LEIGHANN JACK AND ANDREW LEIGHANN CHANDLER, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS SCHNEIDER AND SARAH SCHNEIDER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND 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 Lot No 20 on the Plan of Holt Meadows of record in Plat Book 4300, Page 174, 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 Trisha Leighann Jack and Andrew Chandler, wife and husband by Warranty Deed from Stephanie L Sullivan and Robert G Brady, Tenants in Common With Rights of Survivorship of record in Instrument No 20230825-0066714 Register's Office for Davidson County, Tennessee, dated August 22, 2023 and recorded on August 25, 2023

Subject to: 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 records Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable Taxes for the year 2025, a lien not yet due and payable.

unimproved ☐
This is improved ☑ property, known as 561 Holt Valley Rd, Nashville, TN 37221
(House No) (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 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 our hands this 4th day of June, 2025

Trisha Leighann Jack

Andrew Chandler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4th day of June, 2025, before me personally appeared Trisha Leighann Jack and Andrew Leighann Chandler, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed

Notary Public

My Commission Expires 3-23-27

