Karen Johnson
Batch # 1281787
06/05/2025 02 39 39 PM
Fees $13 00 Taxes $2,774 63

Davidson County
DEEDWARR
2 pgs

20250605-0044386

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $749,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JUNE, 2025

Notary Public

MY COMMISSION EXPIRES 11-3-25
(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BR-25-1507A

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Erik Ryan Schuessler and Laura L VanHolstyn	Prim's Mortgage Company	072164F00100CO
(NAME)	(NAME)	
1507 Wayne Drive, Unit A	5535 Currituck Dr. #120	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Wilmington, NC 28403	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Daniel M. Limina and Kelly L. Limina, Trustees of the Daniel and Kelly Limina Family Trust dated June 10, 2022**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Erik Ryan Schuessler and Laura L. VanHolstyn, husband and wife**, hereinafter called the GRANTEE(S), 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 Unit No A as shown on Exhibit "B" to the Declarations of Covenants and Restrictions for 1507 Wayne Drive Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No 20171030-0110632, Register's Office for Davidson County, Tennessee

Further being the same property conveyed to Daniel M Limina and Kelly L. Limina, as Trustees of the Daniel and Kelly Limina Family Trust dated June 10, 2022 by Quit Claim Deed from Daniel M Limina, an unmarried man and Kelly Lynn Erdman, an unmarried woman as tenants in common with right of survivorship, dated June 10, 2022, of record Instrument No 20220614-0067701in said Register's Office

This conveyance is further 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) property taxes for the current year and subsequent years, and (6) other matters of public record

unimproved ☐
This is improved ☒ 1507 Wayne Drive, Unit A, Nashville, TN 37206
(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 successors 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

Effective the 3rd day of June, 2025.

Daniel M. Limina and Kelly L. Limina, Trustees of the Daniel and Kelly Limina Family Trust dated June 10, 2022

BY. _____
Daniel M. Limina, Trustee

BY _____
Kelly L. Limina, Trustee

Witness my hand and official seal, this the 3rd of June, 2025.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel M Limina and Kelly L. Limina, Trustees of the Daniel and Kelly Limina Family Trust dated June 10, 2022, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be their free act and deed

_____
Notary Public
My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027