THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Sumner** **The actual consideration or value, whichever is greater, for this transfer is $275,000.00.** **Affiant** **Subscribed and sworn to before me, this 4th day of June, 2025.** **Notary Public** **My commission expires:** _____

Karen Johnson Davidson County
Batch# 1282087 DEEDWARR
06/06/2025 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20250606-0044767

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robert M. Schumacher **Susan M. Schumacher** **2937 Nautilus Drive** **Nashville, TN 37217**	**Robert M. Schumacher** **Susan M. Schumacher** **1053 Litchfield Place** **Gallatin, TN 37066**	**136-15-0-047** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Kathleen Angleone**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Robert M. Schumacher and Susan M. Schumacher, husband and wife, as tenants by the entirety**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the plan of Section Two, Harbour Town Village, of record in Book 4675, Pages 146 and 147, Register's Office for said County.

Being the same property conveyed to Kathleen Angleone by Warranty Deed from Gretchen Elizabeth Pelno and husband, Alan M. Pelno in Instrument Number 20230901-0068984, Register's Office of Davidson County, Tennessee, dated August 25, 2023 and recorded September 1, 2023.

Durable Power of Attorney executed by Kathleen Angleone appointing Kathryn G. Pennal and Ariana Bycura to sign on her behalf dated 09/19/19 and recorded in Instrument No.
—202506060044766———, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from 6/4/2025. After this 30-day period, Grantee is further prohibited from conveying the property for a sales price greater than $330,000 until 90 days from 6/4/2025. These restrictions shall run with the land and are not personal to the Grantee.

This is improved property known as 2937 Nautilus Drive, Nashville, TN 37217.

HE-2025-258

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 in 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 5th **day of June, 2025.**

Kathryn G. Pennal

Kathleen Angleone by
Kathryn G. Pennal, her Attorney-In-Fact

Kathleen Angelone by Ariana Bycura, her attorney in fact

Kathleen Angleone by
Ariana Bycura, her Attorney-In-Fact

STATE OF Florida

COUNTY OF Broward

On this 5th **day of June, 2025, before me personally appeared Kathryn G. Pennal, to me known to be the person (or persons) described in and who executed the foregoing instrument, on behalf of Kathleen Angleone as his/her/their Attorney in Fact, and acknowledged that he/she executed the same as the free act and deed of the said Kathleen Angleone.**

Witness my hand, at office, this 5th **day of June, 2025.**

Jaylen C. Ford

Notary Signature
My commission expires: 01/26/2029

JAYLEN C FORD
Notary Public - State of Florida
Commission # HH 630538
Expires on January 26, 2029

Notarized remotely online using communication technology via Proof.
Type of identification produced: AZ driver's license

STATE OF Texas

COUNTY OF Travis

On this 5th **day of June, 2025, before me personally appeared Ariana Bycura, to me known to be the person (or persons) described in and who executed the foregoing instrument, on behalf of Kathleen Angleone as his/her/their Attorney in Fact, and acknowledged that he/she executed the same as the free act and deed of the said Kathleen Angleone.**

Witness my hand, at office, this 5th **day of June, 2025.**

Leonardo Raul Anguiano

Notary Signature
My commission expires: 08/31/2027

Leonardo Raul Anguiano
ID NUMBER
134535742
COMMISSION EXPIRES
August 31, 2027

Electronically signed and notarized online using the Proof platform.

Tennessee Certification of Electronic Document

I, Jennifer McEwen, 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 6. 4. 25 **(date of document).**

Affiant Signature

6/4/25
Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this 4th day of **June, 2025.**

Jacqueline G Brown
Notary's Signature
My Commission Expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

HE-2025-258