Karen Johnson Davidson County
Batch# 1283839 DEEDWARR
06/10/2025 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20250610-0045592

WARRANTY DEED

(SEAL)

Jenna L Jackson
NOTARY PUBLIC
GLYNN COUNTY, GEORGIA
My Commission Expires 03/27/2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June, 2025.

Notary Public
MY COMMISSION EXPIRES: 3-27-28

File #25-PA-0320-B

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kevin J. Tarpey, Trustee of Amended and Restated Kevin J Tarpey Revocable Trust dated July 14, 2021	**New Owner**	
(NAME)	(NAME)	**093 13 0B 425.00**
320 11th Avenue South, Unit 425		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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,

LYNDA G. SCHUMAN AND RICHARD R. SCHUMAN, TRUSTEES OF SCHUMAN LIVING TRUST DATED FEBRUARY 9, 2016,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

KEVIN J. TARPEY, TRUSTEE OF AMENDED AND RESTATED KEVIN J TARPEY REVOCABLE TRUST DATED JULY 14, 2021,

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, Unit No. 425 of VELOCITY RESIDENTIAL CONDOMINIUM (the "Unit") and as established by the Master Deed Establishing VELOCITY RESIDENTIAL CONDOMINIUM of record as Instrument No. 20081230-0123572, as amended by First Amendment to said Master Deed of record as Instrument No. 20090710-0064468; further Amendments recorded in Instrument No. 20110620-0047267; Instrument No. 20111013-0079884; Instrument No. 20111104-0086599; Instrument No. 20121227-0119652; Instrument No. 20131220-0128872; Instrument No. 20160516-0048794 (Scrivener's Affidavit of record as Instrument No. 20160930-0103040) and Instrument No. 20180504-0043007; Instrument No. 20190528-0050077; Instrument No. 20191115-0118193 and Instrument No. 20201204-0141084 in the Register's Office for Davidson County, Tennessee. THE VELOCITY RESIDENTIAL CONDOMINIUM constitutes the Residential Unit in the VELOCITY MASTER CONDOMINIUM, as established by Master Deed Establishing VELOCITY MASTER CONDOMINIUM, of record as Instrument No. 20081230-0123571 and further Amendments recorded in Instrument No. 20110620-0047266; Instrument No. 20140616-0052319 and Instrument No. 20170530-0053386, said Register's Office. The Velocity Master Condominium constitutes Unit No. 3 of the GULCH LAND CONDOMINIUM, as established by Master Deed Establishing GULCH LAND CONDOMINIUM, of record as Instrument No. 20071018-0123668 and Amended in Instrument No. 20111109-0087667 and Instrument No. 20131115-0118469, said Register's Office. Also conveyed herewith is the undivided percentage interest in the Common Elements appurtenant to the Unit as set forth in Exhibit E of the Master Deed Establishing VELOCITY MASTER CONDOMINIUM. Reference is hereby made to the plat of Velocity Master Condominium of record as Exhibit D to the Master Deed Establishing Velocity Master Condominium, for a more complete identification and description of such Unit.

Being the same property conveyed to Richard R. Schuman and Lynda G. Schuman, Trustees, or any successors in trust, under the Schuman Living Trust dated February 09, 2016 and any amendments thereto, by Warranty Deed from Richard R. Schuman and Lynda G. Schuman, husband and wife, of record in Instrument No. 20160407-0033452, in the Register's Office of Davidson County, Tennessee, dated March 31, 2016 and recorded on April 07, 2016.

Being the same property conveyed to Richard R. Schuman and wife Lynda G. Schuman, by Warranty Deed from Velocity in the Gulch, Inc., a Tennessee corporation, of record in Instrument No. 20091001-0091359, in the Register's Office of Davidson County, Tennessee, dated September 30, 2009 and recorded on October 01, 2009.

This conveyance is subject to:

IN WITNESS, WHEREOF, I have hereunto set my hand on June ___, 2025.

Amended and Restated Kevin J. Tarpey Revocable Trust

Kevin J. Tarpey, Trustee

Schuman Living Trust

Richard R. Schuman, Trustee

Lynda Schuman, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Kevin J. Tarpey, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Trustee of the Amended and Restated Kevin J. Tarpey Revocable Trust, the within named bargainor, and he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Amended and Restated Kevin J. Tarpey Revocable Trust, by himself as Trustee.

Witness my hand and official seal on _____.

My Commission Expires: _____

Notary Public

STATE OF Georgia
COUNTY OF Glynn

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Richard R. Schuman and Lynda Schuman, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Trustees of the Schuman Living Trust, the within named bargainor, and as such Trustees being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Schuman Living Trust, by themselves as Trustees.

Witness my hand and official seal on June 8, 2025.

My Commission Expires: 3-27-28

Notary Public

Jenna L Jackson
NOTARY PUBLIC
GLYNN COUNTY, GEORGIA
My Commission Expires 03/27/2028

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 6/8/25 (date of document)

Regina Sullo

Affiant Signature

June 10, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 10 day of June, 2025

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202506100045592