THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HAYES LAW, PLLC
112 WESTWOOD PLACE, SUITE 310
BRENTWOOD, TENNESSEE 37027
(615) 866-6800

Karen Johnson Davidson County
Batch# 1288107 DEEDWARR
06/20/2025 11:45:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250620-0048485

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Nancy C. Schultz, as Trustee, Affiant

Subscribed and sworn to before me,
this 19th day of June, 2025.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-28-2029

Notary Public

My Commission Expires: 5/28/2029

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Walter D. Schultz and Nancy C. Schultz, Co-Trustees of the Walter and Nancy Schultz Revocable Trust 206 Hillwood Boulevard Nashville, TN 37205	Walter D. Schultz and Nancy C. Schultz, Co-Trustees of the Walter and Nancy Schultz Revocable Trust 206 Hillwood Boulevard Nashville, TN 37205	091 11 0F 006.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **WALTER SCHULTZ and NANCY SCHULTZ,** husband and wife (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **WALTER D. SCHULTZ and NANCY C. SCHULTZ, as Co-Trustees of the WALTER AND NANCY SCHULTZ REVOCABLE TRUST under agreement dated April 10, 2023** (the "Grantee"), its successors and assigns, all of the Grantor's right, title, and interest in and to a certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit C of 5003 Indiana Avenue Townhomes, A Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of 5003 Indiana Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150402-0029161, amended in Instrument No. 20160816-0085550, Instrument No. 20161006-0105803 and Instrument No. 20161014-0109084, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of 5003 Indiana Avenue Townhomes, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20150402-0029161, amended in Instrument No. 20160816-0085550, Instrument No. 20161006-0105803 and Instrument No. 20161014-0109084, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed by Cody Scott Chadwell, a married man, to Walter Schultz and Nancy Schultz, husband and wife, by deed dated October 31, 2024, recorded as Instrument No. 20241101-0084817, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of No. 1, west Nashville, as recorded in Plat Book 57, Page(s) 74 and 75
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150402-0029161 as amended in Instrument No. 20160816-0085550; Instrument No. 20161006-0105803 and Instrument No. 20161014-0109084
- Charter for 5003 Indiana Avenue Townhomes Homeowner's Association, Inc. recorded as Instrument No. 20150402-0029160
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property commonly known as 5003C Indiana Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise disclosed to the Grantee. Grantor does further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, which provides in part that any property conveyed by spouses who held such property as tenants by the entirety, such as the Grantor, to any revocable trust(s), such as the Grantee, shall have the same immunity from the claims of their respective creditors as if such property had continued to be held by the Grantor as tenants by the entirety.

SIGNED this the 19th day of June, 2025.

WALTER SCHULTZ

NANCY SCHULTZ

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WALTER SCHULTZ and NANCY SCHULTZ**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 19th day of June, 2025.



Notary Public

My Commission Expires: 5/28/2029

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 June 19, 2025.

6-19-2025
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 19th day of June, 2025.

Notary Public

My Commission Expires: 5/28/2029

Notary's Seal (if on paper)

