Karen Johnson Davidson County
Batch# 1288337 DEEDWARR
06/23/2025 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,427.37
20250623-0048763

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,777.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 6/22/26

(AFFIX SEAL)

JILL SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH25-09529

Address of New Owner:	Send Tax Bills to:	Tax Information:
Richard Schulte and Sandra Schulte and Tyler Turley 308 Jacksonian Drive Hermitage, TN 37076	New Owner	075-13-0-123.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mary J. Garcia and spouse Deborah L. Straub-Garcia**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Richard Schulte and Sandra Y. Schulte**, husband and wife, **and Tyler Turley, an unmarried woman**, hereinafter called the Grantees, their successors 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. 12 on the Plan of Hermitage Hills of record in Plat Book 2900, Page (s) 48 and 49, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 12 fronts 80.0 feet on the Southwesterly side of Jacksonian Drive and extends back between lines measuring 200.4 feet on the Southeasterly line and 205.0 feet on the Northwesterly line to a dead line in the rear on which it measures 94.4 feet.

Being the same property conveyed to Mary J. Garcia and Deborah L Straub-Garcia, Her Spouse by Warranty Deed from Kathleen Argow, Unmarried of record in Instrument No. 20181030-0107464 Register's Office for Davidson County, Tennessee, dated October 26, 2018 and recorded on October 30, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 308 Jacksonian Drive, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 5th day of June, 2025

Mary J. Garcia

Deborah L. Straub-Garcia

STATE OF TENNESSEE

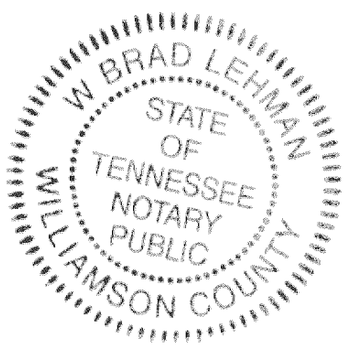
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Mary J. Garcia and Deborah L. Straub-Garcia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hermitage, Tennessee, this 5th day of June, 2025.

Notary Public

My Commission Expires: 8/19/28



Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 6/5/25 (date of document).

Affiant Signature

6/20/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON