Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 100
Nash ille, TN 37215

Karen Johnson Davidson County
Batch # 1288390 DEEDWARR
06/23/2025 09 49 28 AM 2 pgs
Fees $13 00 Taxes $1,332 00
20250623-0048843

This Instrument Prepared By
C WAYNE TOMERLIN
Attorney at Law
24 Public Square
Lawrenceburg, TN 38464

WARRANTY DEED

GRANTOR: Benjamin Loran Kuttler and Meredith Warren

GRANTEE: Courtney Schatz

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SIXTY THOUSAND AND 00/100 AND 00/100 **($360,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said **Benjamin Loran Kuttler and Meredith Warren, husband and wife,** have bargained and sold and does hereby bargain, sell, convey, and confirm unto Courtney Schatz, unmarried, the following described real estate, being more fully described as follows

Land in Davidson County, Tennessee, being Lot No 371, as shown on the map entitled Revision of Lots 367 through 383 and Open Space "A", Phase Six, Lenox Village, of record in Instrument No 20050617-0069532, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Being the same property conveyed to BENJAMIN LORAN KUTTLER, A SINGLE PERSON, by deed from MARGARET IVY GILBERT, AN UNMARRIED WOMAN, of record in Instrument No. 20210430-0058041, dated April 19, 2021, Davidson County Register's Office

Meredith Warren joins in this conveyance for the purpose of conveying all right, title, and interest she may have in and to the above-described property as spouse of Benjamin Loran Kuttler

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title, and interest, thereto belonging to the said **Courtney Schatz,** her heirs and assigns forever And I do covenant with the said **Courtney Schatz,** that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered except as set out above.

And I do further covenant and bind myself, my successors, and assigns, to warrant and forever defend title to said land to **Courtney Schatz,** her heirs and assigns against lawful claims of all persons whomsoever

WITNESS OUR HANDS THIS 20 DAY OF June, 2025.

Benjamin Loran Kuttler

Meredith Warren

STATE OF TENNESSEE
COUNTY OF ~~LAWRENCE~~ Davidson

On this 20 day of June, 2025 before me, personally appeared Benjamin Loran Kuttler and Meredith Warren to me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that they executed the foregoing instrument and acknowledged that they executed the same as their free act and deed and for the purposes therein contained and expressed

Annetta Scherrer
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Notary Public
My Commission Expires: [illegible]29

We hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, **($360,000.00)**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 20 day of June, 2025.

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

Notary Public
My Commission Expires. _____

Map/Parcel ID 173-09-0A-432-00 CO

PROPERTY ADDRESS 8634 Gauphin Place Nashville, TN 37211

SEND TAX BILLS TO NEW OWNER: Courtney Schatz and 8634 Gauphin Place Nashville, TN 37211