THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$285,000.00**

Subscribed and sworn to before me this 16 day of July, 2025.

Notary Public **Affiant**
My Commission Expires: _____

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Rainer Schuertzmann & Aubrey Logston P.O. Box 160161 1011 Gillock st Nashville, TN 37216	**American Pacific Mortgage Corporation and/or Warehouse Lenders 3000 Lava Ridge Court Suite 200 Roseville, CA 95661**	**050-15-0-222.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Eva Hanberry, unmarried and Susan Ezzell, Andrea Niemiec, F/K/A Andrea Perrigo, Dylan Perrigo Abramoff, Colin Perrigo and Shane Perrigo** the Grantor(s) have this day bargained and sold, and do hereby transfer and convey unto the said **Rainer Schuertzmann, Jr., an unmarried man, and Aubrey Logston, a single woman, as joint tenants with rights of survivorship**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being lot No. 14 on the Plan of Sky View, of record in Book 2331, page 54 and 55, Register's Office for Davidson County, Tennessee.

Said lot No. 14 fronts 115 feet on the Southerly side of Oakview Drive and extends back 361.5 feet on the Easterly line and 365 feet on the Westerly line to a dead line, measuring 115 feet thereon.

Being the same property conveyed to Robert T. Hanberry and wife, Eva Hanberry by Warranty Deed from L. A. Sturdivant and wife, Elisabeth Pitt Sturdivant of record in Book 3166, page 437, Register's Office for Davidson County, Tennessee, dated November 08, 1960 and recorded on January 05, 1961. The said Robert T. Hanberry having since died on or about December 4, 1998, leaving Eva Hanberry suriving tenant by the entirety.

Being the same property conveyed to Ricky Perrigo and Susan Ezzell by Quitclaim Deed from Eva Hanberry, reserving a life estate and power to convey in fee pursuant to T.C.A. Section 66-1-106, of record in Instrument No. 20070405-0041145 Register's Office for Davidson County, Tennessee, dated March 13, 2007 and recorded on April 05, 2007.

Karen Johnson Davidson County
Batch# 1298285 DEEDWARR
07/16/2025 03:15:30 PM 9 pgs
Fees: $48.00 Taxes: $1,054.50
20250716-0056292

Being the same property further conveyed to Eva Hanberry by Quitclaim Deed from Eva Hanberry, having reserved a life estate interest in the real property hereinafter described and the right and power, pursuant to T. C. A. Section 66-1-106, to dispose of and convey the said premises in fee at any time during her life, saving and reserving unto herself full power and authority at any time, during her lifetime, to divest the fee granted in that certain Quitclaim Deed to Ricky Perrigo and Susan Ezzell recorded as Instrument No. 20070405-0041145, Register's Office for Davidson County, Tennessee, and having exercised the power therein reserved and divested the fee granted in above described conveyance of record in Instrument No. 20100723-0058018 Register's Office for Davidson County, Tennessee, dated July 20, 2010 and recorded on July 23, 2010.

The said Susan Ezzell joins in this conveyance to convey any and all interest she may have in the property. The said Ricky Perrigo, a/k/a Ricky Joe Perrigo died intestate on or about September 1, 2009. The heirs and descendants of Ricky Perrigo, namely, Andrea Niemiec, F/K/A Andrea Perrigo, Dylan Perrigo Abramoff, Colin Perrigo and Shane Perrigo, join in this conveyance to convey any and all interest they may have in said real property. For further reference, see Affidavit of Heirship of record in Instrument No. 202507160056291_____, said Register's Office.

This property is not, nor has it ever been, a marital residence of the Grantors, Susan Ezzell, Andrea Niemiec Perrigo, Dylan Perrigo Abramoff, Colin Perrigo and Shane Perrigo and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

This is improved property known as: 332 Oakview Drive, Nashville, TN 37207

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

[SIGNATURE PAGES TO FOLLOW]

Witness my hand this 9th day of July, 2025.

Eva Hanberry

Eva Hanberry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Birthright, a Notary Public in and for said County and State, **Eva Hanberry,** the within named Bargainors, 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 at Goodlettsville, Tennessee this the 9th day of July, 2025.

My Commission Expires: _____

Mary Birthright
NOTARY PUBLIC

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

Witness my hand this 9th day of July, 2025.

Susan Ezzell

SUSAN EZZELL

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, MARY Birthright, a Notary Public in and for said County and State, **SUSAN EZZELL,** the within named Bargainors, 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 at Nashville, Tennessee this the 9th day of July, 2025.

My Commission Expires:

Mary Birthright

NOTARY PUBLIC

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

Witness my hand this 3rd day of July, 2025.

ANDREA NIEMIEC
F/K/A ANDREA PERRIGO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Tonya B. Cherry, a Notary Public in and for said County and State, **ANDREA NIEMIEC, F/K/A ANDREA PERRIGO,** the within named Bargainors, 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 at Nashville, Tennessee this the 3rd day of July, 2025.

My Commission Expires: _____

NOTARY PUBLIC

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

Witness my hand this 3rd day of July, 2025.

Colin Perrigo

COLIN PERRIGO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Tonya B. Cherry, a Notary Public in and for said County and State, **COLIN PERRIGO**, the within named Bargainors, 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 at Nashville, Tennessee this the 3rd day of July, 2025.

My Commission Expires: _____

NOTARY PUBLIC

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

Witness my hand this 10 day of July, 2025.

SHANE PERRIGO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, TERESA RIVERO, a Notary Public in and for said County and State, **SHANE PERRIGO,** the within named Bargainors, 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 at NASHVILLE, Tennessee this the 10 day of July, 2025.

My Commission Expires: 04/22/2025

NOTARY PUBLIC

TERESA FELICIDA RIVERO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Witness my hand this 10th day of July, 2025.

DYLAN NICOLE PERRIGO ABRAMOFF

DYLAN PERRIGO ABRAMOFF

STATE OF MARYLAND
COUNTY OF CHARLES

Personally appeared before me, Monica Elise Proctor Wilson, a Notary Public in and for said County and State, **DYLAN PERRIGO ABRAMOFF,** the within named Bargainors, 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 at CHARLES County, MARYLAND this the 10th day of July, 2025.

My Commission Expires: 10/03/2025

Monica Elise Proctor Wilson

NOTARY PUBLIC

MONICA ELISE PROCTOR WILSON
ELECTRONIC NOTARY PUBLIC
STATE OF MARYLAND
COUNTY OF CHARLES COUNTY
COMMISSION EXPIRATION: 10/03/2025

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

True Copy Certification

I, **Tammy Carney,** 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 this the 10 day of July, 2025.

Affiant Signature
Date 7.14.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14 day of July, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027