Karen Johnson Davidson County
Batch# 1300531 DEEDWARR
07/22/2025 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,089.39
20250722-0057564

WARRANTY DEED

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $564,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 5-16-2029
(AFFIX SEAL)

DM-C-25-905

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brittany Thrasher	First Bank	
(NAME)	(NAME)	
905 Canyon Court	722 Columbia Ave	**126-15-0A-254.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Franklin TN 37064	
(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, **PHILLIP R. SCHMIDT AND LORI M. SCHMIDT, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRITTANY THRASHER, AN UNMARRIED WOMAN,** 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, being Lot No. 54 on the Plan of Boone Trace at Biltmore, Section Six of record in Plat at Instrument No. 20010607-0060003, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Phillip R. Schmidt and Lori M. Schmidt, husband and wife by Warranty Deed from Adam T. Bertram and Patricia A. Bertram, husband and wife of record in Instrument No. 20210714-0094551 Register's Office for Davidson County, Tennessee, dated June 21, 2021 and recorded on July 14, 2021.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Instrument No. 20010607-0060003, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7265, Page 657 , Book 9342, Page 312, as re-recorded in Book 9735, Page 931, Book 10032, Page 813, Book 10306, Page 817, Book 11455, Page 443, Instrument No. 20000126-0008529, Instrument No. 20010717-0075902 and Instrument No. 20011119-0126832, Register's Office for Davidson County, Tennessee.
- All matters shown on the PUD Boundary Plat of record in Plat Book 6900, Page 470, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 9607, Page 534, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Areas of record in Instrument No. 20011119-0126831, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 756, Page 142, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 8992, Page 63 and Book 9665, Page 420, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument No. 20001120-0114598, Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utility District for Williamson and Davidson Counties of record in Instrument No. 20040204-0013636, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **905 Canyon Court, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this the 8 DAY OF JULY, 2025.

Phillip R. Schmidt

Lori M. Schmidt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILLIP R. SCHMIDT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of July, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LORI M. SCHMIDT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of July, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Nick Harris, 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 July 8, 2025.

Affiant Signature

7/8/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of July, 2025.

Notary's Signature

My Commission Expires: 3/9/27

Date

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY