WARRANTY DEED

JOHN M. WELLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $484,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/9/2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nicholas Shoulta	CrossCountry Mortgage LLC	172-03-0A-075.00
(NAME) 1105 Elmshade Court	(NAME) 2160 Superior Ave	Karen Johnson Davidson County Batch# 1306205 DEEDWARR 08/05/2025 02:29:30 PM 3 pgs Fees: $18.00 Taxes: $1,794.13 20250805-0062198
(ADDRESS) Nashville, TN 37211	(ADDRESS) Cleveland, OH 44114	
(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 considerations, the receipt of which is hereby acknowledged, I, **Joseph M. Bennie, CPA, P.C., Successor Trustee of the Lee Koehn Revocable Trust u/a/d August 21, 2023,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Nicholas Shoulta and Rose Lane, husband and wife, as joint tenants with the rights of survivorship,** hereinafter called the GRANTEE(S), their 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. 75 on the Plan of The Woodlands, Phase I, of record in Book 6900, pages 498 & 499, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Laverne C. Koehn, unmarried by Warranty Deed from Westminster Homes, Inc, dated 12/31/1996, of record in Book 10310, Page 591, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lee Koehn Revocable Trust by Quitclaim Deed from Laverne C. Koehn, dated 08/21/2023, of record in Instrument No. 20230905-0069527, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1105 Elmshade Court, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 4th day of August, 2025.

Lee Koehn Revocable Trust u/a/d August 21, 2023

By: _____
Joseph M. Bennie, CPA, P.C., Successor Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph M. Bennie, CPA, P.C., Successor Trustee of the Lee Koehn Revocable Trust u/a/d August 21, 2023, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4th day of August, 2025.

_____
Notary Public:
My Commission Expires: 3/9/2027

JOHN M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company
216 Centerview Drive, Suite 360
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 August 5th, 2025.

Affiant
Date: 8/5/25

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 5th day of August, 2025

Notary Public

My Commission Expires: 11/8/28

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY