Karen Johnson
Batch # 1309651
08/13/2025 03:20:53 PM
Fees: $13.00 Taxes: $2,941.50

Davidson County
DEEDWARR
2 pgs

20250813-0064576

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1060

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: WCR-25-1043

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anthony J. Schindler and Jennifer L. Schindler, Trustees of The Anthony J. Schindler and Jennifer L. Schindler Revocable Trust dated June 26, 2002**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gregory C. Barber, unmarried man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 15. in Paul Elysian Grove Plan, as of record in Plan Book 1, Page 134, Chancery Court At Nashville. Said Lot No. 15 fronts 40 feet on the Westerly side of 2nd Avenue South, formerly market street and runs back between parallel lines 135 feet, more or less to an alley.

Being the same property conveyed to Anthony J. Schindler and Jennifer L. Schindler, Trustees of The Anthony J. Schindler and Jennifer L. Schindler Revocable Trust dated June 26, 2002 by Warranty Deed from Frank H. Mix, Unmarried and Robert M. Sawyer, Unmarried of record in Instrument No. 20201016-0120902, Register's Office for Davidson County, Tennessee, dated October 15, 2020 and recorded on October 16, 2020.

Being the same property conveyed to Anthony J. Schindler and Jennifer L. Schindler, husband and wife, Joint Tenants with the Right of Survivorship by Quitclaim Deed from Anthony J. Schindler and Jennifer L. Schindler, Trustees of The Anthony J. Schindler and Jennifer L. Schindler and Jennifer L. Schindler Revocable Trust dated June 26, 2002 of record in Instrument No. 20210614-0079642, Register's Office for Davidson County, Tennessee, dated December 11, 2020 and recorded on June 14, 2021.

Being the same property conveyed to Anthony J. Schindler and Jennifer L. Schindler, Trustees of The Anthony J. Schindler and Jennifer L. Schindler and Jennifer L. Schindler Revocable Trust dated June 26, 2002 by Quitclaim Deed from Anthony J. Schindler and Jennifer L. Schindler, husband and wife, Joint Tenants with the Right of Survivorship of record in Instrument No. 20210614-0079644 Register's Office for Davidson County, Tennessee, dated December 11, 2020 and recorded on June 14, 2021.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1043 2nd Avenue South, Nashville, TN 37210.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Gregory Barber 1043 2nd Avenue South Nashville, TN 37210	SWBC Mortgage Corp. 9311 San Pedro #100 San Antonio, TX 78216	093-15-0-298.00

WITNESS THE EXECUTION HEREOF this 8th day of August, 2025.

The Anthony J. Schindler and Jennifer L. Schindler Revocable Trust dated June 26, 2002

Trustee

Anthony J. Schindler, Trustee

Trustee

Jennifer L. Schindler, Trustee

State of Arizona)
County of Maricopa)

On this 8th day of August, 2025, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Anthony J. Schindler and Jennifer L. Schindler, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that they are the Trustees of the maker, The Anthony J. Schindler and Jennifer L. Schindler Revocable Trust dated June 26, 2002, that they are authorized by the maker to execute this instrument, and that they have executed this instrument on behalf of The Anthony J. Schindler and Jennifer L. Schindler Revocable Trust dated June 26, 2002, as Trustees.

Notary Public

My Commission Expires: 2.6.2028

JUSTIN A. STITTSWORTH
Notary Public - Arizona
Maricopa Co. / #661012
Expires 02/06/2028

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 795,000.00.**

Affiant

Sworn and subscribed before me on this the 11th day of August, 2025.

Notary Public

My Commission Expires: 5/8/28

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028