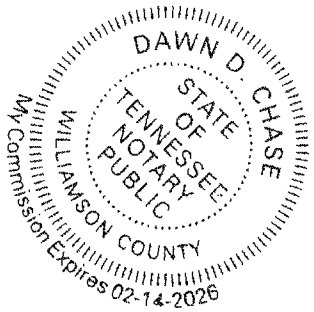
Karen Johnson Davidson County
Batch# 1315345 DEEDWARR
08/27/2025 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,729.31
20250827-0068576

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $467,380.20.

LeAnn Caskey Schneider
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Richard A. Schneider and Lea Ann Caskey Schneider, Co-Trustees of the Schneider Joint Revocable Trust dated August 25, 2023	New Owner	155 08 0A 007.00
(NAME)	(NAME)	
765 Brook Hollow Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Susan Heather McKissack, Trustee of The Barbara Hardeman Balthrop Trust**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Richard A. Schneider and Lea Ann Caskey Schneider, Co-Trustees of the Schneider Joint Revocable Trust dated August 25, 2023**, hereinafter called the Grantees, their successors and 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. 7 on the plan of Poplar Creek Estates, Phase 1, of record in Book 6250, Page 647, Register's Office for said County.

Said Lot No. 7 fronts 80 feet on the northerly margin of Poplar Creek Trace and extends back 166.57 feet on the westerly line and 152.67 feet on the easterly line to a broken line in the rear, measuring 74.12 feet thereon.

Being the same property conveyed to Barbara Hardeman Balthrop, unmarried from Alan C. Parrish by Warranty Deed dated December 10, 1995 and recorded on January 5, 1995 in Book 9564, Page 450, Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to The Barbara Hardeman Balthrop Trust, Barbara Hardeman Balthrop, Trustee from Barbara Hardeman Balthrop, unmarried by Quitclaim Deed dated May 4, 2022 and recorded on May 9, 2022 in Instrument No. 20220509-0052682, Register's Office of Davidson County, Tennessee. The said Affidavit - Incapacity/Removal of Co-Trustee regarding Barbara Hardeman Balthrop having since been filed in Instrument No. 20250512-0037125, said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 7024 Poplar Creek Trace, Nashville, TN 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 Grantees, their successors and assigns forever; and I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors 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 hand this 26th day of August, 2025.

Susan Heather McKissack, Trustee of The Barbara Hardeman Balthrop Trust

BY: _____
Susan Heather McKissack, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

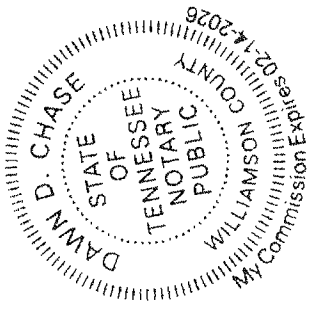
Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Susan Heather McKissack with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon her oath acknowledged herself to be the Trustee of The Barbara Hardeman Balthrop Trust,the within named bargainor, and that she as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of August, 2025.

_____
Notary Public

My Commission Expires:

(SEAL)



Certificate of Authenticity

I, Amanda Mayner, 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

August 26, 2025.

Date

Affiant Signature

August 27, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of August, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON