Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250851897

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $860,000.00

Affiant

Subscribed and sworn to before me, this 29th day of August, 2025.

Notary Public
My Commission Expires. _____

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson
Batch # 1316851
09/02/2025 09 42 50 AM
Fees $13 00 Taxes $3,182 00
20250902-0069786

Davidson County
DEEDWARR
2 pgs

WARRANTY DEED

Address New Owner:	Send Tax Bills To	Tax Information:
Eileen M Rizzo 4705B Illinois Avenue Nashville TN 37209	New Owner	Tax Parcel ID No 091-11-0-436.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Graham Van Schaik, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eileen M. Rizzo, unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 612, Block No. 104, Plan No 1, West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof

Being the same property conveyed to GRAHAM VAN SCHAIK, by deed from PATRICK J WEAVER AND ABBIE L. WEAVER, HUSBAND AND WIFE, of record in Instrument No. 20230809-0061675, dated July 26, 2023, said Register's Office.

Molly Brazil joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 091-11-0-436.00.

Matters shown on the Plan of record in Plat Book 57, pages 74 and 75, said Register's Office.

This is improved property located at 4705B Illinois Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of August, 2025.

Graham Van Schaik

Molly Brazil

STATE OF Montana)

COUNTY OF Missoula)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Graham Van Schaik and Molly Brazil, 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, at office, this ~~29th~~ 28th day of August, 2025.

Notary Public

My Commission Expires: 4-26-26

SYLVIA I HEADLEY
Notarial Seal
STATE OF MONTANA

SYLVIA I HEADLEY
Notary Public for the
State of Montana
Residing at MISSOULA, MT
My Commission Expires
April 26, 2026