Karen Johnson Davidson County
Batch# 1324580 DEEDWARR
09/22/2025 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,082.25
20250922-0075446

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 11-21-26
(AFFIX SEAL)

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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)
Dived Labib, Kevin Kaldess, and Abram Agaiby	New Owner	150 03 0 334.00
(NAME)	(NAME)	
4457 Benchmark Dr		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(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, I, ***Herbert F. Schneider, a widower**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Dived Labib, unmarried, Kevin Kaldess, unmarried and Abram Agaiby, unmarried, as tenants in common**, hereinafter called the Grantees, their heirs 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. 348 on the Plan of the Country, Section 8 Revised in Book 6250, Pages 907 and 908, and Revised in Plat Book 6250, Pages 912-913, Register's Office for Davidson County, Tennessee.

Said Lot No. 348 fronts 128.15 feet on the southeasterly margin of Dresden Court and extends back 133.38 feet on the northwesterly line and 125.69 feet on the southerly line to a broken line in the rear measuring 31.41 feet thereon.

Being the same property conveyed to Herbert F. Schneider and wife, Eileen C. Schneider from Randall Phillips Builders, Inc. by Warranty Deed dated September 29, 1986 and recorded on September 30, 1986 in Book 6995, Page 280, Register's Office for Davidson County, Tennessee. The said Eileen C. Schneider aka Eileen C. Schneider, having since died on or about February 9, 2025. leaving Herbert F. Schneider on title as surviving tenant by the entirety.

*Herbert F. Schneider and Herbert Frank Schneider, Jr. being one and the same person.

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 809 Dresden Ct., Antioch, TN 37013

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 heirs 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 heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, 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 hand this 19th day of September, 2025.

Herbert Frank Schneider, Jr by Danielle Renee Schneider, his Attorney In Fact

Herbert Frank Schneider, Jr by Danielle Renee Schneider, his Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

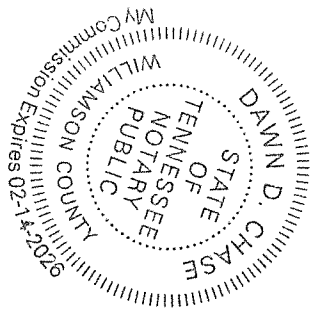
Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Danielle Renee Schneider, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Herbert Frank Schneider, Jr., as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Herbert Frank Schneider, Jr., for the purposes therein contained.

Witness my hand and official seal, this the 19th day of September, 2025.

Notary Public

My Commission Expires:

(SEAL)



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 19, 2025.

J. Carlton Drumwright

September 19, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 19, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY