WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,399,900.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 10/07/2025. NOTARY PUBLIC MY COMMISSION EXPIRES 11-21-26

Karen Johnson Davidson County
Batch# 1331699 DEEDWARR
10/08/2025 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $5,179.63
20251008-0080317

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 6931-25NASH-TN

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Mark John Rice and Lori Ann Deitte	New owner	131-02-2S-002.00-CO
1924 Kimbark Drive		
Nashville, TN 37215		

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,

The CSMS Trust, U/A Dtd. November 17, 2023

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark John Rice and Lori Ann Deitte, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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 Unit B of 31 Colonial Homes, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 31 Colonial Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160310-0022899, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of 31 Colonial Homes, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing of record as Instrument No. 2060310-0022899, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Matthew J. Schaefer and Cammie E. Schaefer, husband and wife by Warranty Deed from Volunteer Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20170718-0072325 Register's Office for Davidson County, Tennessee, dated June 30, 2017 and recorded on July 18, 2017.

Being the same property conveyed to The CSMS Trust, U/A Dtd. November 17, 2023 by Quitclaim Deed from Matthew Schaefer and Cammie Schaefer of record in Instrument No. 20231122-0091019 Register's Office for Davidson County, Tennessee, dated November 17, 2023 and recorded on November 22, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1924 Kimbark Drive Nashville, TN 37215

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 on October 7th, 2025.

The CSMS Trust, U/A Dtd. November 17, 2023

Matthew Schaefer, Trustee

By:_____

Matthew Schaefer, Trustee

By: Cammie Schaefer

Cammie Schaefer, Trustee

STATE OF Florida

COUNTY OF Miami-Dade

Personally appeared before me by **audio-visual communication**, the undersigned, an online notary public of said County and State, the within named Matthew Schaefer, Trustee of the The CSMS Trust, U/A Dtd. November 17, 2023, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

__ Personally Known OR ✓ Produced Identification Type of Identification Produced _____ DRIVER LICENSE

Witness my hand and official seal, this October 7th, 2025.

MICHEAL OCCIDE
Notary Public - State of Florida
Commission # HH 684447
Expires on October 17, 2028

Micheal Occide

Micheal Occide

Notary Public

My Commission Expires: 10/17/2028

Notarized remotely online using communication technology via Proof.

STATE OF Florida

COUNTY OF Sarasota

Personally appeared before me by **audio-visual communication**, the undersigned, an online notary public of said County and State, the within named Cammie Schaefer, Trustee of the The CSMS Trust, U/A Dtd. November 17, 2023, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal, this October 7th, 2025.

Ken Hoey, Jr

Notary Public

My Commission Expires: 07/23/2026

KEN HOEY, JR
Notary Public - State of Florida
Commission # HH 284744
Expires on July 23, 2026

Notarized remotely online using communication technology via Proof.

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 October 7, 2025.

J. Carlton Drumwright

October 7, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 7, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY