THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250952300** Karen Johnson Davidson County Batch # 1332576 **DEEDWARR** 10/10/2025 10 23 54 AM 2 pgs Fees $13 00 Taxes $2,553 00 20251010-0081142	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $690,000.00. Affiant Subscribed and sworn to before me, this 9th day of October, 2025. Notary Public My Commission Expires: SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM EXPIRES SEPT 3, 2028

WARRANTY DEED

Address New Owner: Young W. Stevenson, Jr. and Laura P. Stevenson 8501 Haymarket Street Montgomery, AL 36116	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091 15 0 068.00

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, **Frederick Wilhelm Lombard and Charlotte Schnetler, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Young W. Stevenson, Jr. and Laura P. Stevenson, husband and wife**, ("Grantees"), its 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 part of Block No. 13, on the REALTY SAVINGS BANK & TRUST CO'S REVISED PLAN OF WEST EXTENSION OF CHARLOTTE PARK COMPANY'S FIRST ADDITION, as of record in Book 421, Page 18, Register's Office for said County, described according to a survey made by E. R. Southgate, Surveyor, January 9, 1946, as follows:

Beginning on the Northerly margin of Nevada Avenue at a point 220 feet East of the Easterly margin of 54th Avenue, North or Richland Avenue; thence with the Northerly margin of Nevada Avenue, Eastwardly 50 feet to a point 60 feet West of the Westerly margin of an abandoned right-of-Way of the N. C. and St. L. Railroad; thence Northwardly and Parallel with the Westerly margin of said right-of-way, 200 feet to the Southerly margin of an alley; thence with the said alley, Westwardly 50 feet to a point 248 feet of the Easterly margin of 54th Avenue, North or Richland Avenue, thence Southwardly 200 feet to the beginning.

Being the same property conveyed to Frederick Wilhelm Lombard and Charlotte Schnetler, husband and wife, by Warranty Deed from Brenda Gail Bullock, a single person, of record in Instrument No. 20220720-0083068, in the Register's Office of Davidson County, Tennessee, dated July 18, 2022 and recorded on July 20, 2022. Frederick Wilhelm Lombard erroneously referred to as Fredrick Wilhelm Lombard on previous deed. Correct spelling of name is Frederick Wilhelm Lombard.

Frederick Wilhelm Lombard and Fredrick Wilhelm Lombard being one and the same person.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REALTY SAVINGS BANK & TRUST CO'S REVISED PLAN OF WEST

EXTENSION OF CHARLOTTE PARK COMPANY'S FIRST ADDITION, as recorded in Plat Book 421, Page(s) 18.

This is improved property located at 5310 Nevada 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 9th day of October, 2025.

Frederick Wilhelm Lombard
By: Charlotte Schnetler Attorney in fact

Frederick Wilhelm Lombard
By: Charlotte Schnetler, Attorney-in-Fact

Charlotte Schnetler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charlotte Schnetler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Frederick Wilhelm Lombard and that she is authorized by Frederick Wilhelm Lombard to execute this instrument on their behalf.

WITNESS my hand, at office, this 9th day of October, 2025.

Notary Public

My Commission Expires: _____

