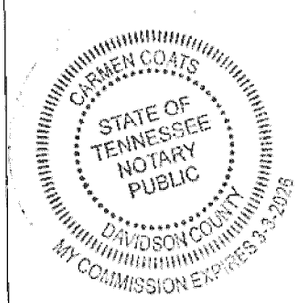
Karen Johnson Davidson County
Batch# 1333662 DEEDWARR
10/14/2025 12:13:30 PM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20251014-0081765

Warranty Deed



STATE OF TENNESSEE
COUNTY OF ~~CHEATHAM~~ DAVIDSON
CHE

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of October, 2025.

Notary Public

My commission expires: ~~9/13/2028~~ 3/3/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
James Biggs and Wanda Biggs	New Owner(s)	067-00-0-099.00 and
5337 Ashland City Highway		067-00-0-134.00
Nashville, TN 37218		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LEONARD K. SCHUBERT, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES BIGGS, AND WANDA BIGGS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1
Land in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of Jerome B. Hyde and Richard Hyde Estate, as of record in Minute Book 1, Pages 472 and 473, County Court for said County, described according to a survey made by Ralph W. C. Lambert, Surveyor, dated July 19, 1972, as follows:

BEGINNING at an iron pin in the southerly right-of-way of the Tennessee Railroad; thence along said right-of-way North 66° 30' West 230 feet to an iron pin; thence South 23° East 551 feet to the center line of Sulphur Creek; thence with said center line South 69° North 60 feet to a corner; thence South 34° West 205.2 feet to a corner; thence leaving the center line of said Creek North 23° West 631.5 feet to the point of beginning, containing 3.1 acres, more or less.

Being the same property conveyed to Leonard K. Schubert and wife, Margie Marie Schubert by Deed from Everette White and wife, Antoinette White dated May 18, 1982 and recorded May 19, 1982 in Book 5887, page 834, Register's Office of Davidson County, Tennessee. Margie Marie Schubert having since died on September 13, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

Tract 2

Being a tract of land in Davidson County, Tennessee, bounded in general by State Highway 12 and the CSX Railroad on the North, Leonard Schubert on the East, Sulphur Creek on the South, and the 1st American National Bank remainder on the West, more particularly described as follows:

Beginning at an iron pin on the south side of the CSX Railroad R.O.W., said pin being the northwest corner of Leonard Schubert (Ref. Deed Book 5887, Page 834, R.O.D.C.); thence leaving the railroad and with Schubert's west line S 21 deg. 23 min. 50 sec. E, passing a witness iron pin at 576.46 ft., in all 626.46 ft. to a point in Sulphur Creek, Schubert's southwest corner; thence leaving Schubert and generally with the center of Sulphur Creek S 66 deg. 39 min. 13 sec. w 130.32 ft. to a point; thence leaving the creek with a new line N 20 deg. 15 min. 17 sec. W, passing a witness iron pin at 65.05 ft., in all 167.94 ft. to an iron pin in a fence; thence continuing with the fence for the following 4 calls: N 23 deg. 14 min. 45 sec. W 30.80 ft. to an iron pin; N 29 deg. 25 min. 63 sec. W 113.04 ft. to an iron pin; N 24 deg. 24 min. 03 sec. W 88.32 ft. to an iron pin; and N 17 deg. 21 min. 14 sec. W 228.06 ft. to an iron pin on the CSX Railroad R.O.W., said pin being located just South of a cross fence; thence with the South R.O.W. of said Railroad N 66 deg. 37 min. 30 sec. E 132.24 ft. to the point of beginning, containing 1.96 acres, more or less, according to a survey dated 8/09/91, and revised 2/13/92, by Randolph L. Chapdelaine, R.L.S. #1444, 5106 Old Harding Road, Franklin, Tennessee 37064.

The above-desribed tract is subject to a perpetual right-to-flood easement to the 390 ft. contour line (which line cuts the property approximately in two); this easement serves the U.S. Corps of Engineers' Cheatham Lock and Dam Project (Tract #H-801-E), recorded in Deed Book 2140, Page 83, Register's office.

Being the same property conveyed to Leonard K. Schubert and wife, Margie Marie Schubert by Quitclaim Deed from Stephen H. Jones dated February 9, 1994 and recorded in Book 9382, Page 484, Register's Office of Davidson County, Tennessee. Margie Marie Schubert having since died on September 13, 2024

The address of the herein described property is believed to be 5337 Ashland City Highway, Nashville, TN 37218, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are 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/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of October, 2025.

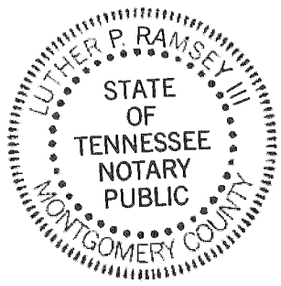
Leonard K. Schubert

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Leonard K. Schubert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 9/13/2028



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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.

Affiant Signature

14th day of October, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of October, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028