Karen Johnson Davidson County
Batch # 1337102 DEEDWARR
10/22/2025 09 38 24 AM 2 pgs
Fees $13 00 Taxes $4,625 00
20251022-0084038

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H Taylor*

Ivey Title, LLC Ref (LM) Title No : 64207
Dav Co. File. Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Eric Nicholas Simone Montoya 765 Brook Hollow Rd Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 10215010600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,250,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard A Schneider and Lea Ann Caskey Schneider, Co-Trustees of the Schneider Joint Revocable Trust, created August 25, 2023**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Eric Nicholas and Simone Montoya, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**
Land in Davidson County, Tennessee, being Lot No. 124 on the Plan of Brook Meade, Section II, of record in Book 2133, page 76, Register's Office for said County, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Richard A Schneider and wife, Lea Ann Caskey Schneider or their successors in trust as Trustees of the Richard A. Schneider Revocable Trust and Lea Ann Caskey Schneider Revocable Trust by Warranty Deed from William Gregory Stevens, Co-Conservator for Daniel P. Stevens, dated September 10, 2013, recorded September 20, 2013, of record in Instrument No 20130920-0099198, said Register's Office By Quitclaim Deed, dated August 19, 2020, recorded August 27, 2020, of record in Instrument 20200827-0097215, said Register's Office, subject property was conveyed to Richard A. Schneider and Lea Schneider, husband and wife. Subject property was further conveyed to Richard A Schneider and wife Lea Ann Caskey Schneider, or their successors in trust as Trustees of the Richard A. Schneider Revocable Trust and Lea Ann Caskey Schneider Revocable Trust, by Quitclaim Deed dated August 24, 2020, recorded September 24, 2020, of record in Instrument No 20200914-0104646, said Register's Office. By Quitclaim Deed dated September 13, 2023, recorded September 22, 2023, of record in Instrument No 20230922-0074492, said Register's Office, subject property was conveyed to Richard A. Schneider and Lea Ann Caskey Schneider, Co-Trustees of the Schneider Joint Revocable Trust, created August 25, 2023.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record in in Book 2133, page 76, said Register's Office, which Plan shows a 65 foot minimum building set back line from Brook Hollow Road and a 10 foot easement for public utility purposes along the rear line of said lot. And a 2 5 x 20 foot utility anchor easement located on the northwesterly front corner of said lot.

This is improved property, known as 765 Brook Hollow Road, Nashville, TN 37205

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, Grantee's heirs or assigns, forever

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of October, 2025.

Schneider Joint Revocable Trust, created August 25, 2023

co-trustee

Richard A. Schneider, Co-Trustee

Lea Ann Caskey Schneider co-trustee

Lea Ann Caskey Schneider, Co-Trustee

State of Tennessee

County of Davidson

On this 21st day of October, 2025, before me the undersigned authority, personally appeared Richard A Schneider and Lea Ann Caskey Schneider, Co-Trustees of the Schneider Joint Revocable Trust, created August 25, 2023, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

Notary

My Commission Expires _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $1,250,000.00

Affiant

Sworn and subscribed before me this 21st day of October, 2025.

Notary

My Commission Expires _____

SEZEN YILMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029