RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd. Suite 203
Franklin, Tennessee 37069
File No.: LTL-34279-25

Karen Johnson Davidson County
Batch# 1338293 DEEDWARR
10/24/2025 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20251024-0084863

WARRANTY DEED

BETHANY SHIPLEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/24/2028
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Rutherford BS

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of October, 2025

NOTARY PUBLIC

My commission expires: 05/24/2028

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Akeem Booze 2937 Nautilus Drive, Nashville, TN 37217	Same address as new owner	136-15-0-047.00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED NINETY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($399,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ROBERT M. SCHUMACHER AND SUSAN SCHUMACHER, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **AKEEM BOOZE, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Section Two, Harbour Town Village, of record in Book 4675, Pages 146 and 147, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert M. Schumacher and Susan Schumacher, husband and wife, as tenants by the entirety, from Kathleen Angleone by Warranty Deed dated June 5, 2025, and recorded June 6, 2025, in Instrument Number 20250606-0044767, said Register's Office.

Being the same property conveyed to Kathleen Angelone from Gretchen Elizabeth Pelno and husband, Alan M. Pelno, by Warranty Deed dated August 24, 2023, and recorded September 1, 2023, in Instrument Number 20230901-0068984, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 2937 Nautilus Drive, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 23 day of October, 2025

GRANTOR(S)

Robert M. Schumacher

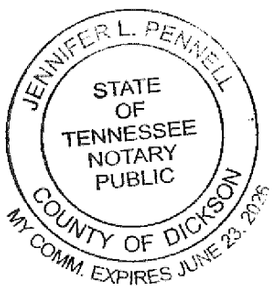
Robert M Schumacher

Susan Schumacher

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Robert M Schumacher and Susan Schumacher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23 day of Oct, 2025.



Notary Public

Jennifer L Pennell

Printed Notary Name

My commission expires: _____

Tennessee Certification of Electronic Document

I, CARLY WOODRING, 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 10-23-2025 (date of document).

Affiant Signature

10-23-2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 23rd day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05-24-2028

NOTARY'S SEAL

