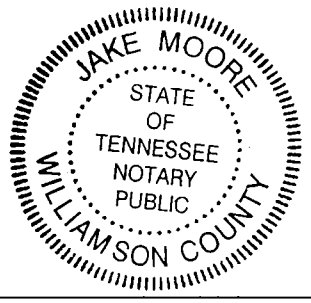
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 9-21-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eric Schuler	Granted Rate	128-12-0A-003.00
(NAME)	(NAME)	
320 Old Hickory Boulevard, Unit 107	3940 N Ravenswood	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Chicago IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we **Rodney Stevenson and Tara Kalajian, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Eric Schuler, an unmarried man**, hereinafter called the GRANTEE(S), his/her/their 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 No. 3, Building No. 1, on the Plan of Section 1, Phase 1A, Eagle Ridge at the Reserve Condominiums Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by Master Deed and By-Laws of record In Instrument No. 20011011-0110875, Registers Office for Davidson County, Tennessee, together with the undivided percentage Interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office of a more complete identification and description of such unit.

Being the same property conveyed to Rodney Stevenson, an unmarried man by Warranty Deed from Timothy D. Tucker, Trustee and Rebecca L. Tucker, Trustee of the Timothy D. Tucker Living Trust UAD August 6, 2001, dated 09/04/2019, of record in Instrument No. 20190913-0092644, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rodney Stevenson and Tara Kalajian, husband and wife by Quitclaim Deed from Rodney Stevenson, a married man, dated 03/05/2021, of record in Instrument No. 20210311-0032279, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

Karen Johnson Davidson County
Batch# 1341376 DEEDWARR
11/03/2025 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20251103-0086983

unimproved ☐

This is improved ☒ 320 Old Hickory Boulevard, Unit 107, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) that 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 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 GRANTEE(S), his/her/their 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.

Effective the 31st day of October, 2025.

Rodney Stevenson

Tara Kalajian

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rodney Stevenson and Tara Kalajian, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 31st day of October, 2025.

Notary Public:
My Commission Expires: _____

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-20-2027

RETURN TO:
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **10-31-2025**.

Affiant Signature — Date: **10-31-2025**

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10-31-2025.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

