WARRANTY DEED

Karen Johnson
Batch # 1353857
12/04/2025 12 24 16 PM
Fees $13 00 Taxes $2,849 00

Davidson County
DEEDWARR
2 pgs

20251204-0096509

File #25-TC-0703-C

(SEAL)

CANDIS A. THORNTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-22-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $770,000 00

April Bartunek
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December, 2025

Candis A Th
Notary Public
MY COMMISSION EXPIRES 1-22-29

THIS INSTRUMENT WAS PREPARED BY ~~AND RETURN TO~~

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

~~Return to~~
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-RLAM-25-703-0

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
M. Kathleen Bartunek Trust dated March 12, 1997	**NEW OWNER**	
(NAME)	(NAME)	**049 00 0 285.00**
8027 Oak Meadow Drive		
(ADDRESS)	(ADDRESS)	
Dublin, OH 43016		
(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 consideration, the receipt of which is hereby acknowledged,

THOMAS ROY SCHUYLER AND CATHERINE SHAW, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

M. KATHLEEN R. BARTUNEK, TRUSTEE OR HER SUCCESSOR IN TRUST, UNDER THE M. KATHLEEN BARTUNEK TRUST DATED MARCH 12, 1997, AND ANY AMENDMENTS THERETO,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit.

TRACT I

Land in the 12th Civil District of Davidson County, Tennessee, described according to a survey by E L Miller, Jr and Company, Surveyors, May 19, 1966, as follows

Beginning at an iron pin on the Northerly margin of Brick Church Lane at a point being North 79 degrees 45 minutes East 516 1 feet from the Northeast intersection of Knight Road and Brick Church Lane, thence North 10 degrees 15 minutes West 600 feet to an iron pin, thence North 79 degrees 45 minutes East 299 5 feet to an iron pin in an old established fence line being the Western boundary line of the Fraser property, thence with said fence line South 1 degree 45 minutes West 337 5 feet; thence South 48 degrees 50 minutes West 43 feet, thence South 0 degrees 25 minutes West 250 5 feet to an iron pin, the Northerly margin of Brick Church Lane, thence with the same South 79 degrees 45 minutes West 150 feet to the beginning, containing 3 acres, more or less

TRACT II

A tract in the 12th District of Davidson County, Tennessee, more particularly described as follows

Beginning at a point in the Northern boundary of Brick Church Lane, said point being 516 1 feet from the Easterly margin of Knight Road, thence Northerly 600 00 feet along a line bearing 10 degrees 15 minutes West to an iron pin, thence South 79 degrees 45 minutes West 200 0 feet to a point, thence South 10 degrees 15 minutes East 600 00 feet to a point in the Northerly margin of Brick Church Lane, thence North 79 degrees 45 minutes East with said margin 200 0 feet to the point of beginning, said tract containing 2 75 acres, more or less

Being the same property being conveyed to Thomas Roy Schuyler, an unmarried man and Catherine Shaw, an unmarried woman, as Joint Tenants with Rights of Survivorship, by Warranty Deed from Jason R Grafton and Natasha Elaine Grafton, husband and wife, of record in Instrument No 20220311-0028911, in the Register's Office of Davidson County, Tennessee, dated March 03, 2022 and recorded on March 11, 2022 Thomas Roy Schuyler and Catherine Shaw have since married

This conveyance is subject to
* Property Taxes for the year 2025 and all subsequent years
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenant recorded in Instrument No 20110630-0050209
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as **703 Brick Church Lane, Whites Creek, TN 37189**

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), their heirs and 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), their heirs and 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

Witness my/our hand(s) this the 1st day of December, 2025

Thomas Roy Schuyler

Catherine Shaw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of December, 2025, before me personally appeared Thomas Roy Schuyler, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 1st day of December, 2025

Notary Signature
My commission expires

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of December, 2025, before me personally appeared Catherine Shaw, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 1st day of December, 2025.

Notary Signature
My commission expires

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027