Karen Johnson Davidson County
Batch # 1358051 DEEDWARR
12/15/2025 10:16:53 AM 3 pgs
Fees: $18.00 Taxes: $3,663.00
20251215-0099432

BOX 10-A

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38741	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $900,000.00. Affiant Subscribed and sworn to before me this 12th day of December, 2025. Notary Public My Commission Expires: My Commission Expires 10/4/27

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
1233 Vintage Place Trust POBox 1343 Brentwood, TN 37024	New Owner	Map and Parcel No.: 14505003100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Donald Schumacher, Successor Trustee of the John B. Marshall Living Trust established by the Revocable Trust Agreement of John B. Marshall dated May 15, 2024 ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to 1233 Vintage Place Trust ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1233 Vintage Place, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of December, 2025.

GRANTOR:

Donald Schumacher, Successor Trustee

Donald Schumacher, Successor Trustee
of the John B. Marshall Living Trust
established by the Revocable Trust Agreement
of John B. Marshall dated May 15, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Donald Schumacher, Successor Trustee of the John B. Marshall Living Trust established by the Revocable Trust Agreement of John B. Marshall dated May 15, 2024, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of December, 2025.

Notary Public
My Commission Expires: 3/8/28

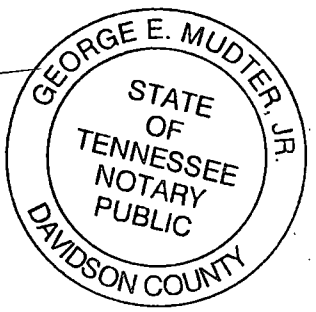


EXHIBIT "A"

Land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 15 on the Plan of Vintage Place, as of record in Book 4460, page 148, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a concrete monument at the common corner of Lots Nos. 15 and 16, said point being at the southeast corner of a driveway easement as shown on said plan; thence with a line between said two lots South 46 degrees 14' West 237.2 feet to a concrete monument; thence South 65 degrees 7' West 362.1 feet to a concrete monument, the common rear corner of lots numbers 15, 16 and 17; thence South 86 degrees 21 East 612.86 feet to a point, the common rear corner of Lots Nos. 15 and 13; thence with a line between said two lots North 6 degrees 54' East 153.7 feet to a concrete monument; thence North 32 degrees 36' West 240 feet to the point of beginning.

Together with Easement for Driveway and Utilities as shown on the Plan of record in Plat Book 4460, Page 148, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John B. Marshall and wife, Helen M. Marshall, by deed dated October 8, 1973 from James E. Patterson d/b/a Patterson Construction & Realty Co., of record in Book 4754, Page 355, Register's Office for Davidson County, Tennessee. Helen M. Marshall died on June 22, 2014.

Being the same property conveyed to John B. Marshall, Trustee of the John B. Marshall Living Trust, established by the Revocable Trust Agreement of John B. Marshall dated May 15, 2024, as amended and restated from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, by Quitclaim Deed dated May 15, 2024 from John B. Marshall of record in Instrument No. 20240520-0037265, Register's Office for Davidson County, Tennessee. John B. Marshall having since died on September 25, 2024. Donald Schumacher is the Successor Trustee.

This conveyance is made subject to the matters set forth below:

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
2. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
3. State and County taxes for the year 2026, a lien, but not yet due and payable. Map and Parcel No. 14505003100.
4. All matters appearing on the Plan of record as Plat Book 4460, Page 148, Register's Office for Davidson County, Tennessee.
5. Easement for Driveway and Utilities as shown on Plat of record in Plat Book 4460, Page 148, Register's Office for Davidson County, Tennessee.
6. Restrictive Covenants contained in an instrument of record in Book 4704, Page 991, Register's Office for Davidson County, Tennessee.