THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250751525**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $950,000.00. Affiant Subscribed and sworn to before me, this 12th day of December, 2025. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch # 1358157 DEEDWARR
12/15/2025 01:55:17 PM 2 pgs
Fees: $13.00 Taxes: $3,515.00
20251215-0099582

HOLLY WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner: JBT Construction, LLC 2306 Cruzen St. Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 129 01 0 047.00

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, **George C. Schnitzer Jr. and Elizabeth B. Schnitzer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JBT Construction, LLC, a Tennessee limited liability company**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 772 on the PLAN OF WEST MEADE FARMS INCORPORATED SECTION VIII of record in Plat Book 2331, Pages 14 and 15, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to George C. Schnitzer, Jr. and wife, Elizabeth B. Schnitzer, by Warranty Deed from Dorothy J. Midgett, unmarried, of record in Instrument No. 20010828-0093028, in the Register's Office of Davidson County, Tennessee, dated August 24, 2001, and recorded on August 28, 2001.

This Conveyance is subject to the matters set forth below, if any, as well as 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.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST MEADE FARMS INC. SECTION VIII, as recorded in Plat Book 2331, Page(s) 14 and 15.

Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, recorded in Book 6335, Page 975.

Easement for the flow of the waters of Jocelyn Hollow Branch, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Jocelyn Hollow Branch, free from diminution or pollution.

This is improved property located at 6581 Jocelyn Hollow Nashville TN 37205

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 12th day of December, 2025.

George C. Schnitzer Jr.

Elizabeth B. Schnitzer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, George C. Schnitzer Jr. and Elizabeth B. Schnitzer, 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, at office, this 12th day of December, 2025.

Notary Public
My Commission Expires: _____

