FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Wilson KH THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **375,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **11/28/2025**. Notary Public MY COMMISSION EXPIRES: 1/23/26 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1362062 DEEDWARR
12/29/2025 01:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20251229-0102896

WARRANTY DEED

This Instrument Prepared by and Return To:

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

FOUR STAR TITLE LLC
ESTABLISHED 2000

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #25-5280

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tyler William Bailey and Madison Taylor Bailey	**Midwest BankCentre, ISAOA/ATIMA**	**052-01-0-003.00**
301 Harris Street Madison, TN 37115	**2191 Lemay Ferry Road St. Louis,MO 63125**	

FOR AND 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, **Michael L. Shultz and Tamara Monroe Shultz, husband and wife,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tyler William Bailey and Madison Taylor Bailey, husband and wife,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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 LOT NOS. 7 & 8 OF BLOCK C ON THE PLAN OF CRITTENDEN ESTATES, AS OF RECORD IN PLAT BOOK 974, PAGE 69, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Michael L. Shultz and Tamara Monroe Shultz, husband and wife by Quitclaim Deed dated September 24, 2025 from Casked Group LLC, a Tennessee Limited Liability Company, recorded September 26, 2025, in Instrument Number 20250926-0076811, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **301 Harris Street, Madison, TN 37115**
(House Number) (Street) (City, State) (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 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **28th** day of **November, 2025**.

Michael L. Shultz

Tamara Monroe Shultz

STATE OF Colorado
COUNTY OF El Paso

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Michael L. Shultz and Tamara Monroe Shultz,** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the ~~28th~~ 26th day of **November, 2025**.

NOTARY PUBLIC

My Commission Expires:
06/02/2029

NANCY L DAILEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20094018138
MY COMMISSION EXPIRES JUNE 02, 2029

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NOTARY PUBLIC
STATE OF COLORADO
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Tennessee Certification of Electronic Document

I, Tonya Thomas, 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 11-28-25 (date of document).

Tonya Thomas
Affiant Signature

12-23-25
Date

State of Tennessee

County of Wilson

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

Leslie Diaz
Notary's Signature

LESLIE DIAZ
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES DECEMBER 05, 2026

MY COMMISSION EXPIRES: 12-5-26