Karen Johnson Davidson County
Batch # 1362737 DEEDWARR
12/30/2025 09:48:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20251230-0103346

Prepared By:	Record and Return To:	Mail Tax Statements to:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221		Adirondack Apex Enterprises LLC 547 Torrey Pines Lane Lebanon, TN 37087

Order Number: UNI-P125-0636-TN-P

3311974

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Brian Schulz, a/k/a Brian Scott Schulz, an unmarried man,** for Two Hundred Forty Thousand Dollars and 00/100 ($240,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Adirondack Apex Enterprises LLC a Tennessee Limited Liability Company,** whose address is 547 Torrey Pines Lane, Lebanon, TN 37087, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 171 on the Plan of Larchwood, Section Two, as of record in Book 5200, Pages 57, 58, and 59, Register's Office for Davidson County.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 108 08 0 012.00
Street address of property: 3124 Lumberjack Road, Nashville, TN 37214

Prior Instrument References by which Grantor(s) acquired title: Instrument No.

20090610-0053831 in the Register's Office, Davidson County, Tennessee.

Signed this 16th day of December, 2025

Signature of Grantor(s):

Brian Schulz, a/k/a Brian Scott Schulz

STATE OF Tennessee, COUNTY OF Williamson, SS:

BE IT REMEMBERED That on this 16th day of December, 2025 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Brian Schulz, a/k/a Brian Scott Schulz known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be hisfree and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires 10/7/2027

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel number: 108 08 0 012.00
Street address of property: 3124 Lumberjack Road, Nashville, TN 37214

Oath of Consideration

I or we, Brian Schulz, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $240,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 16th day of December, 2025

Signatures of Affiant(s):

Sworn and subscribed before me this 16th day of Dec, 2025

Notary Public

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027