DAVIDSON COUNTY
TENNESSEE

Karen Johnson
Batch # 1365325
01/05/2026 03:24:44 PM
Fees: $28.00 Taxes: $740.00
Davidson County
DEEDWARR
6 pgs
20260105-0000582

GENERAL WARRANTY DEED

SELLER/GRANTOR: **THE LEON H. SCHRADER FAMILY TRUST** (the "**Trust**") By and through **KATHRYN JEAN SCHRADER,** in her Capacity as **TRUSTEE.** **GRANTOR'S ADDRESS:** 2160 CENTURY PARK EAST, SUITE 1707 LOS ANGELES, CA 90067

BUYER/GRANTEE: **KATHRYN JEAN SCHRADER,** in her **INDIVIDUAL CAPACITY** as a **NATURAL PERSON** and not as a Trustee, Executor, or Fiduciary. This conveyance is intended to vest 100% **FEE SIMPLE** Ownership **Personally in the Grantee** Free of Trust. Grantee's Social Security Number Ending in 8685 and her Date of Birth Being September 10, 1944. **GRANTEE'S ADDRESS:** 324 S. BEVERLY DR. SUITE 1204, BEVERLY HILLS CA 90212

CONSIDERATION Grantor, for and in consideration of the sum of **$200,000** (Two Hundred Thousand Dollars US) and other additional good and valuable consideration by Grantee. Grantor The Leon H. Schrader Family Trust hereby acknowledges the receipt and sufficiency of such and does hereby Grant, Sell, Transfer and immediately upon execution by Grantor of this Deed does divest itself (the Trust) of and Convey unto Grantee **100 %** of all of Grantor's **RIGHT, TITLE, INTEREST** as Fee Simple Absolute ownership **without limitation or reservation** to and in all of the property more particularly described as:

PROPERTY SOLD TRANSFERRED AND CONVEYED

PARCEL 1310-50444-00C0
444 SUMMIT RIDGE PLACE
NASHVILLE, DAVIDSON COUNTY TENNESSEE

FOUR SEASONS CONDOMINIUM UNIT 444 MASTER DEED BOOK 6841, PAGE 349, AND BOOK 6847, PAGE 122, REGISTER OF DEEDS COUNTY CLERK DAVIDSON COUNTY).TOGETHER WITH ALL AND SINGULAR THE TENEMENTS, HEREDITAMENTS, AND APPURTENANCES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, AND THE REVERSION AND REVERSIONS, REMAINDER AND REMAINDERS, RENTS, ISSUES, AND PROFITS THEREOF.

WARRANTY OF TITLE

The Grantor hereby Conveys to Grantee to Have and To Hold Forever and that Warrants To the Grantee (and the Grantee's estate, heirs and Assigns) **(I).** All Rights, Title, and Interest in and to the real property described herein are free and clear of all encumbrances liens, claims, obligations or debts of the Grantor or any third-party and further covenants **(II)**. no action claim or proceeding brought by any creditor of the Trust, Trustee or Grantor or any other party shall subject the Grantee (or the property transferred by this Deed) to liability of Grantor. **(III).** Grantee shall have no personal liability for the debt obligations or claims of the Grantor or creditors of the Grantor. **(IV)**. This provision is intended to protect the Grantee from the Grantor's future creditors and shall run with the land and property herein described. **(V).** The Grantor will warrant and forever defend the title to said property against all lawful claims whatsoever.

TRANSFER OF OWNERSHIP EFFECTIVE UPON SIGNING, NOT FILING. It is the express intention of Grantor and Grantee that Delivery by Grantor and Acceptance by Grantee (including transfer of all property under this General Warranty Deed) shall be fully effective and complete immediately upon the date of execution of this Deed by Grantor, not dependent upon of the date of recording or filing with the appropriate public records office further, the full effectiveness of such transfer shall not be contingent nor dependent upon the filing of this Deed with any governmental authority or registry.

SEVERABILITY. If any condition, part, clause or provision of this Deed is ever held to be invalid, illegal or otherwise unenforceable then the remainder of this Deed shall remain in full force and effect.

ACKNOWLEDGMENT

A NOTARY PUBLIC ACKNOWLEDGING THIS INSTRUMENT VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THIS DOCUMENT AN NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

AT BEVERLY HILLS

/Kathrader Schrader/
KATHRYN JEAN SCHRADER, TRUSTEE

On this 28 day of July **2023**, before me, Zorick Parsanian, Notary Public, by and for the state of California personally appeared KATHRYN JEAN SCHRADER, known to me and who proved to me on the basis of satisfactory evidence to be the persons whose name is subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the entity upon behalf of which he acted executed the instrument.

I certify underPenalty of Perjury under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my Hand and Official Seal

Notary Signature

ZORICK PARSANIAN
Notary Public - California
Los Angeles County
Commission # 2424285
My Comm. Expires Nov 19, 2026

Seal

SEND TAX BILL TO
324 S. BEVERLY DR
#1204
BEVERLY HILLS CA
90212

STATE OF TENNESSEE

COUNTY OF DAVIDSON

OATH OF CONSIDERATION

The actual consideration or true value, whichever is greater for this transfer of:

PARCEL 1310-50444-00C0

444 SUMMIT RIDGE PLACE

NASHVILLE, DAVIDSON COUNTY TENNESSEE

FOUR SEASONS CONDOMINIUM UNIT 444 MASTER DEED BOOK 6841, PAGE 349, AND BOOK 6847, PAGE 122, REGISTER OF DEEDS COUNTY CLERK DAVIDSON COUNTY).TOGETHER WITH ALL AND SINGULAR THE TENEMENTS, HEREDITAMENTS, AND APPURTENANCES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, AND THE REVERSION AND REVERSIONS, REMAINDER AND REMAINDERS, RENTS, ISSUES, AND PROFITS THEREOF.

is $200,000.00 (TWO HUNDRED THOUSAND DOLLARS)

ACKNOWLEDGMENT

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STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

AT BEVERLY HILLS

Kathryn Jean Schrader
KATHRYN JEAN SCHRADER, TRUSTEE

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Witness my Hand and Official Seal

ZORICK PARSANIAN
Notary Public - California
Los Angeles County
Commission # 2424285
My Comm. Expires Nov 19, 2026

Notary Signature

Seal

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee being Apartment Unit No. 444 of Four Seasons Condominium, created under Title 66, Chapter 27, Sections 101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6841, Page 349, and amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in said Master Deed. Reference is hereby made to the Plat of Four Seasons Condominium shown as Exhibit "D" to said Master Deed, for a more complete identification and description of said Unit.

Being the same property conveyed to Echelon Properties, LLC by *Warranty Deed* dated December 28, 2005 of record at Instrument No. 20060104-0000954, Register's Office for Davidson County, Tennessee, and later conveyed to The Leon H. Schrader Family Trust pursuant to a *Decree of Redemption* of record at Instrument No. 20230605-0042457, Register's Office for Davidson County, Tennessee.