mail

Bridgehouse Title
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25117-DJ

Karen Johnson Davidson County
Batch # 1367763 DEEDWARR
01/09/2026 08:41:31 AM 2 pgs
Fees: $13.00 Taxes: $2,016.50

20260109-0001999

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $545,000.00.

Affiant

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-17-2027

Subscribed and sworn to before me, this the 7th day of January, 2026.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christian M. Schmid, Julian C. Schmid, and Timothy M. Schmid 1416 Lipscomb Drive Brentwood, TN 37027	New Owners	160-08-0-004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Gregory Kenneth Lewis, Executor of the Estate of Martha Winn (Lewis) Norman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Christian M. Schmid, Julian C. Schmid and Timothy M. Schmid, tenants in common**, hereinafter called the Grantee(s), 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 all of Lot No. 6, Plan of Broadwell Acres, according to survey and plat of same appearing of record in Book 2663, page 118, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Said Lot No. 6 fronts 128.8 feet on the west side of Trousdale Drive and runs back 394.7 feet on the northerly line and 175 feet on the southerly line to a dead line in the rear on which measures 294 feet.

Being the same property conveyed to Kenneth R. Lewis and wife, Martha W. Lewis by Warranty Deed from Clinton J. Vogel, single and Joseph F. Vogel and wife, Sue E. Vogel, dated May 31, 1985, recorded June 4, 1985, of record in Book 6572, page 459, Register's Office for Davidson County, Tennessee. Kenneth R. Lewis predeceased Martha W. Lewis as evidenced in Davidson County Probate Docket 03P-733 which was closed by Order of that Court on February 3, 2006, leaving Martha W. Lewis surviving tenant by entirety. Martha Winn Lewis remarried James Shannon Norman on or about August 28, 2004. Martha Winn Lewis Norman died testate on or about July 23, 2022; pursuant to the Last Will and Testament of Martha Winn Norman filed with the Williamson County Clerk and Master as Probate 23PR13203, said property is to be administered as part of her probate estate under the control of Gregory Kenneth Lewis, Executor of the Estate of Martha Winn (Lewis) Norman.

This is improved property located at: **5361 Trousdale Drive, Nashville, TN 37220**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 7th day of January, 2026.

GRANTOR:

Estate of Martha Winn (Lewis) Norman

By: _____
Gregory Kenneth Lewis, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gregory Kenneth Lewis, Executor the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Executor of the Estate of Martha Winn (Lewis) Norman, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of January, 2026.

Chad Serrate
Notary Public
My Commission expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov 17, 2029