WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,500.00.

Vicki L. Schmidt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 03-16-26
(AFFIX SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

G-C-25-6666-1101

Karen Johnson
Batch # 1369440
01/13/2026 12:47:34 PM
Fees: $13.00 Taxes: $1,200.65

Davidson County
DEEDWARR
2 pgs

20260113-0003156

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Vicki L. Schmidt	same as NEW OWNER	
(NAME)	(NAME)	**129-14-0A-125.00-CO**
6666 Brookmont Terrace # 1101		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JESSICA L. PICANZO, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VICKI L. SCHMIDT, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1101 on the Plan of Wessex Towers Condominium, created under Title 64, Sections 2701, et seq., as amended Tennessee Code Annotated, and as established by a Master Deed which was executed by Central Tennessee Investment Company, Inc., record in Plat Book 5414, Page 634, Register's Office for said County, as amended in Book 6478, Page 742, Instrument No. 20080624-0065008, and 20120516-0042527, Register's Office for said County, together with the undivided percentage interest in the Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Wessex Towers Condominium Apartments, of record in Book 5200, Page 142, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jessica L. Picanzo by Warranty Deed from Jared Banks, a single man of record in Instrument No. 20211021-0141553 Register's Office for Davidson County, Tennessee, dated October 18, 2021 and recorded on October 21, 2021.

Gregory Allen Schultz joins in the execution of this Warranty Deed to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 142, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5414, Page 634, amended in Book 5599, page 39, Book 5792, page 982, Book 6478, page 742, Book 7473, page 977, Book 9935, page 486, Book 10705, page 777, Instrument No. 20080624-60065008 and Appointment of Successor Trustee recorded in Instrument No. 20120516-0042527, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 5412, Page 451, in the Register's Office for Davidson County, Tennessee.
- Easement in Favor of Lease between Chasetel Real Estate Holding Company Inc. and Wessex Towers Homeowners Assn. of record in Instrument Number 20000525-0052237, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Building and Rooftop Lease Agreemen of record in Instrument Number 20151006-0101536, in the Register's Office for Davidson County, Tennessee.
- Easement in Favor of By-Laws of record in Instrument Number 20011127-0129399, in the Register's Office for Davidson County, Tennessee.
- Easement in favor of Lease Agreement of record in Book 10454, Page 553, in the Register's Office for Davidson County, Tennessee.
- Easement in Favor of Grant of Easement Comcast of Nashville I, LLC of record in Instrument Number 20171127-0120861, in the Register's Office for Davidson County, Tennessee.

- Easement in Favor of Right-of-way Easement granted to Comcast of Nashville I, LLC as contained of record in Instrument Number 20171127-0120861, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6666 Brookmont Terrace # 1101, Nashville, Tennessee 37205**.

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this the 23rd DAY OF DECEMBER, 2025.

Jessica L. Picanzo

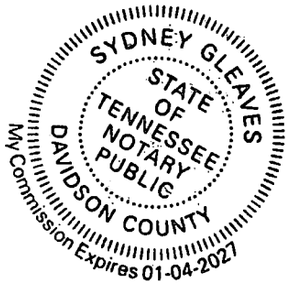
Gregory Allen Schultz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSICA L. PICANZO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of December, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

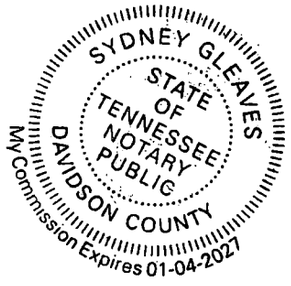


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GREGORY ALLEN SCHULTZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of December, 2025.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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