WARRANTY DEED

Karen Johnson Davidson County
Batch# 1371781 DEEDWARR
01/22/2026 01:08:30 PM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20260122-0005346

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00

B. Cotty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 4-05-29

(AFFIX SEAL)

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anthony Combs and Karen Combs	Pinnacle Bank	146-10-0-072.00
(NAME)	(NAME)	
5106 Franklin Pike	21 Platform Way S Suite 2300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Nashville TN 37203	
(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 considerations, the receipt of which is hereby acknowledged, I/we John J. DeLuca, and wife and Susan Hembree DeLuca, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Anthony Combs and Karen Combs, husband and wife, hereinafter called the GRANTEE(S), his/her/their 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 No. 1 on the Plan of L.M. Steele Subdivision of record in Book 3700, Page 14, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 234.2 feet on the easterly margin of Franklin Road and extends back 401.12 feet on the northerly line and 415.03 feet on the broken southerly line to a dead line in the rear, measuring 220.00 feet thereon.

Being the same property conveyed to Kerry James Schumacher, Sr. and spouse, Susan H. Schumacher by Warranty Deed from Kim Brown, married, dated 09/29/2005, of record in Instrument No. 20050930-0117667, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Susan Hembree Schumacher by Quitclaim Deed from Kerry James Schumacher, dated 03/02/2009, of record in Instrument No. 20090325-0026694, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert M. Pautienus III, Trustee and further conveyed to John J. DeLuca and wife, Susan Hembree DeLuca by Quitclaim Deed from Susan Hembree Schumacher (also known as Susan Hembree DeLuca), dated 06/01/2019, of record in Instrument No. 20190705-0065704, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 5106 Franklin Pike, Nashville, TN 37220

(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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), his/her/their 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.

Effective the 16th day of January, 2026.

John J. DeLuca

Susan Hembree DeLuca

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John J. DeLuca and Susan Hembree DeLuca, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16th day of January, 2026.

Notary Public:
My Commission Expires:
(SEAL)

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-20-2027

RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

True Copy Certification

I, Yvette Meldrum, 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 January 16, 2026.

Signature
January 16, 2026
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this January 16, 2026

Notary's Signature

My Commission Expires: 4-03-29

