Karen Johnson Davidson County
Batch# 1393802 DEEDWARR
03/17/2026 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20260317-0021047

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF March, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JADE FLOYD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Albert Inglis, III and Ulrike Beate Schellhammer	NEW OWNER	
(NAME)	(NAME)	
1225 5th Ave North		082-09-0-462.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GRETCHEN PETERS, AS TRUSTEE OF THE GRETCHEN PETERS REVOCABLE TRUST, AMENDED AND RESTATED ON 01/23/2019**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN ALBERT INGLIS, III AND ULRIKE BEATE SCHELLHAMMER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 2-B on the plan of zone lot division of Lot No. 2 and part of Lot No. 1 Ratterman's Subdivision of Lots No. 87, 88, 89 & 90 of record in Plat Book 5800, Page 342, Register's Office for said County. Said Lot No. 2-B fronts 27.69 feet on the westerly margin of 5'h Avenue North and extends back 170.93 feet on the northerly line and 170.93 feet on the southerly line to an alley in the rear, measuring 27.82 feet thereon.

Being the same property conveyed to Green Daniel III, trustee of the Green Daniel III, Revocable Trust dated October 8, 1998, and Gretchen Peters Daniel, Trustee of the Gretchen Peters Daniel Revocable Trust dated October 8, 1998, as tennants in common by Warranty Deed from Kristen A. Mumford of record in Instrument No. 20041206-0144816 Register's Office for Davidson County, Tennessee, dated December 01, 2004 and recorded on December 06, 2004.

Being the same property conveyed to Gretchen Peters Daniel by Quitclaim Deed from Green Daniel, III of record in Instrument No. 20050929-0117232 Register's Office for Davidson County, Tennessee, dated August 7, 2005 and recorded on September 29, 2005.

Being the same property conveyed to Gretchen Peters (f/k/a Gretchen Peters Daniel), Trustee of the Gretchen Peters Daniel Revocable Trust dated October 8, 1988 by Quitclaim Deed from Green Daniel III, Trustee of the Green Daniel III Revocable Trust dated October 8, 1998 of record in Instrument No. 20210519-0068097 Register's Office for Davidson County, Tennessee, dated April 30, 2021 and recorded on May 19, 2021.

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Being the same property conveyed to Gretchen Peters, as Trustee of the Gretchen Peters Revocable Trust, Amended and Restated on 01/23/2019 by Quitclaim Deed from Gretchen Peters (f/k/a Gretchen Peters Daniel), Trustee of the Gretchen Peters Daniel Revocable Trust dated October 8, 1988 of record in Instrument No. 20210519-0068098 Register's Office for Davidson County, Tennessee, dated May 11, 2021 and recorded on May 19, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1225 5th Ave North, Nashville, TN 37208
(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 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. 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 hand this 6th day of March, 2026

THE GRETCHEN PETERS REVOCABLE TRUST, AMENDED AND RESTATED ON 01/23/2019

BY: _____
GRETCHEN PETERS, AS TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Gretchen Peters th whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of The Gretchen Peters Revocable Trust, Amended and Restated, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

Witness my hand and official seal this 6th day of March, 2026.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission expires: _____ Notary Public

My Commission Expires 10/4/27

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Tennessee Certification of Electronic Document

I, Rozalind Ruth, 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 3/6/2026 (date of document).

Affiant Signature

3/6/2026
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 6th day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: Karla K. Lilley

NOTARY'S SEAL

STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027