WARRANTY DEED

Karen Johnson — Davidson County
Batch # 1406253 — DEEDWARR
04/16/2026 02:11:20 PM — 2 pgs
Fees: $13.00 Taxes: $1,598.40

20260416-0031351

File #26-TC-0316-C

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $432,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF April, 2026.

Notary Public
MY COMMISSION EXPIRES: 7-2-29

THIS INSTRUMENT WAS PREPARED BY ~~AND RETURN TO~~:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Return to:
Kirby Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: KT-C-26-316

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Noah Rice	Steadfast Mortgage	
(NAME)	(NAME)	
316 Riverstone Boulevard	2 Cadillac Way	**085 14 0A 316.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Brentwood, TN 37027	
(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,

RICHARD SCHULTZ AND DEBRA SCHULTZ, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

NOAH RICE, AN UNMARRIED MAN,

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. 9, on the plat of RIVERSTONE CONDOMINIUMS, PHASE TWO, as of record in Instrument No. 20010814-0087503, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Richard Schultz and Debra Schultz, husband and wife, by Warranty Deed from Forrest Brandon Burger, of record in Instrument No. 20200127-0009385, in the Register's Office of Davidson County, Tennessee, dated January 17, 2020, and recorded on January 27, 2020.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERSTONE CONDOMINIUMS, PHASE TWO, as recorded in Instrument No. 20010814-0087503.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERSTONE, as recorded in Plat Book 6200, Page 466.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RIVERSTONE CONDOMINIUM of record in Book 6998, Page 839 as Restated in Book 7245, Page 211 and Amended in Book 11016, Page 159; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4786, Page 789 and Book 5166, Page 820.
* Easement for Right of Way, recorded in Instrument No. 20040109-0003624.
* Stormwater Detention Agreement as set forth in instrument recorded in Book 11016, Page 153.
* Charter for Riverstone Condominium Homeowners Association, Inc. recorded as Book 7120, Page 707 as Amended in Book 7257, Page 151 and Book 7824, Page 853.
* Judgment on Declaration of Taking No. 1 recorded in Book 2337, Page 283.
* Deed of Conveyance recorded in Book 7295, Page 991.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **RICHARD SCHULTZ**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20260416-0031349, Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **DEBRA SCHULTZ**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20260416-0031350, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: **316 Riverstone Boulevard, Nashville, TN 37214**.

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 15th day of April, 2026.

Richard Schultz by _____, Attorney in Fact
Richard Schultz by John Bishop, Attorney-In-Fact

Debra Schultz by _____, Attorney in Fact
Debra Schultz by John Bishop, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **RICHARD SCHULTZ**, and who acknowledged he/she/they executed the same as the free act and deed of the said **RICHARD SCHULTZ**.

Witness my hand and official seal this **15th** day of **April, 2026**.

_____
Notary Signature
My Commission Expires: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **DEBRA SCHULTZ**, and who acknowledged he/she/they executed the same as the free act and deed of the said **DEBRA SCHULTZ**.

Witness my hand and official seal this **15th** day of **April, 2026**.

_____
Notary Signature
My Commission Expires: _____

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026