THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260353743**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $4,800,000.00. Affiant Subscribed and sworn to before me, this 4th day of May, 2026. FORTUNO JEANFORT Notary Public - State of Florida Commission # HH 426675 My Comm. Expires Sep 3, 2027 Notary Public My Commission Expires: 9-3-2027

Karen Johnson Davidson County
Batch# 1415505 DEEDWARR
05/05/2026 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $17,760.00
20260505-0039960

WARRANTY DEED

Address New Owner: Nancy Ricciardelli and Michael Ricciardelli 113 Bellevue Drive South Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116-14-0-026.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen Schwartz, Trustee of The Schwartz Family Trust dated July 18, 1998** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nancy Ricciardelli and Michael Ricciardelli, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being described as follows : Being Lot No. 23 on the Consolidation Plat, Lot 23 on the Map of Bransford Realty Company and Johnson Bransford Subdivision of Part of a 40 Acre Tract and All of Lot No. 27 and Part of Lot No. 28 in Deer Park Subdivision of Belle Meade of record in Instrument Number, 20141120-0107173, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to STEPHEN SCHWARTZ, by deed from VINTAGE SOUTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20240205-0007809, dated February 1, 2024, said Register's Office.

STEPHEN SCHWARTZ conveyed to STEPHEN SCHWARTZ, TRUSTEE OF THE SCHWARTZ FAMILY TRUST, DATED JULY 18, 1998, by quitclaim deed of record in Instrument No. 20240223-0012447, dated February 1, 2024, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 116-14-0-026.00.

Matters shown on the Plan of record in Instrument No. 20141120-0107173, said Register's Office.

This is improved property located at 113 Bellevue Drive South Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 30th day of April, 2026.

The Schwartz Family Trust dated July 18, 1998

By: Stephen Schwartz, Trustee

STATE OF ~~TENNESSEE~~ Florida)
COUNTY OF DAVIDSON Palm Beach)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen Schwartz, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of The Schwartz Family Trust dated July 18, 1998, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of April, 2026.

Notary Public

My Commission Expires: 9-3-2027

FORTUNO JEANFORT
Notary Public - State of Florida
Commission # HH 426675
My Comm. Expires Sep 3, 2027

Tennessee Certification of Electronic Document

I, Paul Sopel, 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 4/30/26 (date of document).

Affiant Signature

5/4/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3/6/29

NOTARY'S SEAL

