Karen Johnson Davidson County
Batch# 1416816 DEEDWARR
05/06/2026 02:00:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260506-0040902

THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HAYES LAW, PLLC
112 WESTWOOD PLACE, SUITE 310
BRENTWOOD, TENNESSEE 37027

DEED CREATING TENANCY BY THE ENTIRETY

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(i), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Richard Paul Schneider

RICHARD PAUL SCHNEIDER, Affiant

Subscribed and sworn to before me,
this 6th day of May, 2026.

Lisa D. Hill

Notary Public

My Commission Expires: 5/28/2029

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-28-2029

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Richard Paul Schneider and Molly Marsden Schneider 608 Hillwood Boulevard Nashville, TN 37205	Richard Paul Schneider and Molly Marsden Schneider 608 Hillwood Boulevard Nashville, TN 37205	103 09 0 064.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **MOLLY M. SCHNEIDER** (the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **RICHARD PAUL SCHNEIDER and MOLLY MARSDEN SCHNEIDER**, husband and wife, as tenants by the entirety (collectively, the "Grantee"), their successors and assigns, all of the Grantor's right, title, and interest in and to a certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows

Being Lot No. 290 on the Plan of Hillwood Estates, Section 16, as of record in Book 3300, page 89, Register's Office for said County.

Said Lot No. 290 fronts 200 feet on the northeasterly side of Hillwood Boulevard and extends back 467.9 feet on the easterly line and 400.7 feet on the westerly line, to a dead line, measuring 145 feet thereon.

Being the same property conveyed by Richard P. Schneider and wife, Molly M. Schneider to Molly M. Schneider by Quitclaim Deed dated October 18, 1995, of record in Book 9842, page 721, in the Register's Office for Davidson County, Tennessee. Also being the same property conveyed by Robert A. Renaud and wife, Mary G. Renaud to Richard P. Schneider and wife, Molly M. Schneider by Warranty Deed dated June 27, 1973, of record in Book 4724, page 873, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 3575, page 473, said Register's Office.

This is improved property commonly known as 608 Hillwood Boulevard, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, their successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise disclosed to the Grantee. Grantor does further covenant and bind herself and her successors and representatives to warrant and forever defend the title to said land to Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

This deed is made pursuant to the provisions of Tenn. Code Ann. § 66-1-109 for the express purpose of creating a tenancy by the entirety in and to the above-described property in said Grantee.

[Signature on the following page.]

SIGNED this the 6th day of May, 2026.

MOLLY M. SCHNEIDER

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MOLLY M. SCHNEIDER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 6th day of May, 2026.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-28-2029

Notary Public

My Commission Expires: 5/28/2029

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 May 6, 2026

5/6/2026
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Lisa D. Hill
Notary Public

My Commission Expires: 5/28/2029

Notary's Seal (if on paper)

