THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HAYES LAW, PLLC
112 WESTWOOD PLACE, SUITE 310
BRENTWOOD, TENNESSEE 37027
(615) 866-6800

Karen Johnson Davidson County
Batch# 1417455 DEEDWARR
05/07/2026 12:58:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260507-0041323

WARRANTY DEED

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)(vi), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

RICHARD PAUL SCHNEIDER, as Trustee, Affiant

Subscribed and sworn to before me,
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

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Richard Paul Schneider, Trustee of the Rickey and Molly Schneider Revocable Trust 608 Hillwood Boulevard Nashville, TN 37205	Richard Paul Schneider, Trustee of the Rickey and Molly Schneider Revocable Trust 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, we, **RICHARD PAUL SCHNEIDER and MOLLY MARSDEN SCHNEIDER, husband and wife** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **RICHARD PAUL SCHNEIDER, as Trustee of the RICHARD AND MOLLY SCHNEIDER REVOCABLE TRUST under agreement dated May 6, 2026** (the "Grantee"), its 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 Molly M. Schneider to Richard Paul Schneider and Molly Marsden Schneider, husband and wife, by deed dated May 6, 2026, recorded as Instrument Number 20260506-0040902, 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, its 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 themselves, their successors and representatives, to warrant and forever defend the title to said land to Grantee, its 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 transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, which provides in part that any property conveyed by spouses who held such property as tenants by the entirety, such as the Grantor, to any revocable trust(s), such as the Grantee, shall have the same immunity from the claims of their respective creditors as if such property had continued to be held by the Grantor as tenants by the entirety.

[Signatures on the following page.]

SIGNED this the 6th day of May, 2026.

MOLLY MARSDEN SCHNEIDER

RICHARD PAUL SCHNEIDER

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MOLLY MARSDEN SCHNEIDER and RICHARD PAUL SCHNEIDER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they 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.

5-7-2026
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 7th day of May, 2026.

Lisa D. Hill
Notary Public

My Commission Expires: 5/28/2029

Notary's Seal (if on paper)

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