WARRANTY DEED

Karen Johnson Davidson County
Batch # 1423619 DEEDWARR
05/21/2026 02:24:05 PM 2 pgs
Fees: $13.00 Taxes: $5,013.50

20260521-0046588

B-KW-26-690

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,355,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH ANNE MINGUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 07, 2026

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrew Schneider and Morgan Alexandra Schneider	Old National Bank	
(NAME)	(NAME)	**116-04-0-103.00**
690 Clearview Drive	One Main Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Evansville, IN 47708	
(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, **DAVID WEBB, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW SCHNEIDER AND MORGAN ALEXANDRA SCHNEIDER, HUSBAND AND WIFE,** 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 parts of Lot Nos. 49 and 50 on the Plan of Clearview Subdivision, as of record in Plat Book 843, Page 8, in the Register's Office for Davidson County, Tennessee, described together as follows:

Beginning on the easterly margin of Clearview Drive at a point 14 feet south of the corner of Lot Nos. 49 and 50; thence with said Drive, Northwardly 126 feet to the corner of Lot Nos. 50 and 51; thence with line between said two lots, eastwardly 185 feet to the westerly line of Lot No. 37; thence with the westerly line of Lot Nos. 37 and 38, southwardly 51.5 feet to a point 21.5 feet north of the corner of Lot Nos. 49 and 50; thence Westwardly 211.8 feet, more or less, to the beginning.

Being the same property conveyed to David Webb, unmarried by Warranty Deed from Mark E. Brandon and wife, and Kathryn E. Brandon of record in Instrument No. 20141208-0112442 Register's Office for Davidson County, Tennessee, dated December 05, 2014 and recorded on December 08, 2014.

This conveyance is subject to:
- Taxes for the year 2026, and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 8, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 846, Page 680, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **690 Clearview Drive, Nashville, Tennessee 37205**.

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 20 DAY OF MAY, 2026.

David Webb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 20th of May, 2026.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212