Register Return To: 26-CD-056
Land Title South
3326 Aspen Grove Drive
Suite 400
Franklin, TN 37067

WARRANTY DEED

Karen Johnson
Batch # 1426853
06/01/2026 10:48:00 AM
Fees: $13.00 Taxes: $2,405.00

Davidson County
DEEDWARR
2 pgs

20260601-0049003

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 10-4-2027

AFFIX SEAL

KAREN A. GATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 26-CD-056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Travis L Schneider	Travis L Schneider	147-00-0-015.02
(NAME) PO Box 1212	(NAME) PO Box 1212	
(ADDRESS) Franklin, TN 37065	(ADDRESS) Franklin, TN 37065	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Fifty Thousand And No/100 Dollars ($650,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DIALYSIS CLINIC, INC., A TENNESSEE NON-PROFIT CORPORATION, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TRAVIS L SCHNEIDER, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat, Planned Unit Development, Wallace Clinic, of record in Book 6050, Page 414, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more detailed description.

Being the same property conveyed to Dialysis Clinic, Inc., a Tennessee non-profit corporation by General Warranty Deed from Waheed Guirguis of record in Instrument No. 20191101-0112382, Register's Office for Davidson County, Tennessee, dated October 31, 2019 and recorded on November 01, 2019.

unimproved ☒
This is improved ☐ property, known as 339 Wallace Rd., Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 27 day of May 2026.

Dialysis Clinic, Inc., a Tennessee non-profit corporation

BY: /s/
Donovan Schultz
President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Karen A. Gates, a Notary Public of said State and County aforesaid, personally appeared Donovan Schultz with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President for Dialysis Clinic , Inc. the within named bargainor, a corporation and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee this 27th day of May 2026.

Commission Expires: 10-04-2027

Karen A. Gates
Notary Public

KAREN A. GATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027