WARRANTY DEED

Karen Johnson Davidson County
Batch # 1428174 DEEDWARR
06/05/2026 10:30:44 AM 3 pgs
Fees: $18.00 Taxes: $2,182.63

20260605-0050825

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $589,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th DAY OF May, 2026

Notary Public

MY COMMISSION EXPIRES: 8-28-29

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David M. Harned, and Lauren N. Travis	SAME / NEW OWNER	
(NAME)	(NAME)	183-05-0A-235-00CO
5320 Kimsaw Circle		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Susan Schmidt and Jan H, Schmidt, Co-Trustees of 2024 Schmidt Family Zukunfts Trust dated March 8, 2024**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lauren Travis, an unmarried woman and Dave Harned, an unmarried man, as joint tenants with right of survivorship** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/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. 531, on the Plan of OCTOBER WOODS, Phase 5, Section 8, a Planned Unit Development, of record in Instrument No. 19921214-0303097 (erroneously referred to as 19991214-0303097in prior deed) and 19921214-0303098 (erroneously omitted in prior deed), Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to the 2024 Schmidt Family Zukunft's Trust U/T/A March 8, 2024, by Quitclaim Deed from Jan H. Schmidt and Susan Schmidt, as tenants by the entirety, dated 3/8/2024 and recorded 3/11/2024 in Instrument No. 20240311-0016499, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5320 Kimsaw Circle, Antioch, TN 37013

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.

Witness my hand this 11th day of May, 2026.

2024 Schmidt Family Zukunfts Trust dated March 8, 2024

By: Susan Schmidt, Co-Trustee
Susan Schmidt, Co-Trustee

By: Jan H. Schmidt, Co-Trustee
Jan H, Schmidt, Co-Trustee

STATE OF TENNESSEE
COUNTY OF Rutherford

On this 11th day of May, 2026, before me personally appeared Susan Schmidt and Jan H, Schmidt, Co-Trustees of 2024 Schmidt Family Zukunfts Trust dated March 8, 2024, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of May, 2026.

Notary Signature
My commission expires: 05/16/2027



Online Notary Public
My Commission Expires
May 16, 2027

Notarized remotely using audio-video communication technology via Proof.

Certificate of Authenticity

I, Rita Barber, 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 11, 2026.

Date

Rita Barber

Affiant Signature

5-11-26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11th day of May, 2026.

M Lynn Bodden

Notary's Signature

My Commission Expires: 8-28-2029

Date

Notary's Seal (if on paper)

