Karen Johnson Davidson County
Batch# 1432623 DEEDWARR
06/11/2026 08:46:30 AM 4 pgs
Fees: $23.00 Taxes: $2,627.00
20260611-0052909

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

SYDNEY ANGELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $710,000.00.

Affiant

Subscribed and sworn before me this the 3rd day of June, 2026.

Notary Public
My commission expires: 3-20-28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
BS Partners, GP	New Owner	119-09-0 034.00 & 035.00
2610 Westwood Drive Nashville, TN 37204		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SCHUETT FAMILY LIMITED PARTNERSHIP, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BS PARTNERS, GP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Parcel 1:
Land in Davidson County, Tennessee, being Lot No. 54 and the southerly one-half of Lot No. 55 on the Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park, of record in Plat Book 332, Page 29, in the Register's Office of Davidson County, Tennessee.

Said Lot and part of Lot adjoin and front together 75 feet on the westerly side of Marshall Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Schuett Family Limited Partnership, a Tennessee limited partnership, by Quitclaim Deed from Jack L. Schuett, a married man, dated 12/27/2002 and recorded 2/28/2003 in Instrument No. 20030228-0026483, in the Register's Office of Davidson County, Tennessee.

Also being the same property previously conveyed to Jack L. Schuett, a married man, by Warranty Deed from Carl E. Nunley, Jr., unmarried, dated 9/15/1994 and recorded 10/5/1994 in Book 9485, Page 20, in the Register's Office of Davidson County, Tennessee.

Parcel 2:
Land in Davidson County, Tennessee, being Lot No. 53 on the Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park, of record in Plat Book 332, Page 29, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being part of the same property conveyed to Schuett Family Limited Partnership, a Tennessee limited partnership, by Quitclaim Deed from Jack L. Schuett and Jeanine Schuett a/k/a Edith Jeanine Schuett, husband and wife, dated 12/27/2002 and recorded 2/28/2003 in Instrument No. 20030228-0026485, in the Register's Office of Davidson County, Tennessee.

Also being part of the same property previously conveyed to Jack Schuett and wife, Jeanine Schuett, by Warranty Deed from Marilyn A. Gardner, dated 1/3/1995 and recorded 1/5/1995 in Book 9564, Page 185, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2703 & 2705 Grandview Ave, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 3rd day of June, 2026.

Schuett Family Limited Partnership

Dee Ann Schuett trustee

By: Dee Ann Schuett, Trustee of the Timothy D. Schuett Marital Trust U/W dated 9/18/2023
Its: General Partner

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Dee Ann Schuett, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who their oath acknowledged themselves to be the Trustee of the Timothy D. Schuett Marital Trust U/W dated 9/18/2023, the General Partner of the within named bargainor, Schuett Family Limited Partnership, and that they, as such Trustee of the Timothy D. Schuett Marital Trust U/W dated 9/18/2023, executed the foregoing instrument for the purposes therein contained by signing the name of the Schuett Family Limited Partnership by Dee Ann Schuett, Trustee of the Timothy D. Schuett Marital Trust U/W dated 9/18/2023, as such General Partner.

Witness my hand and official seal this 3rd day of June, 2026.

My commission expires:
9-7-26

Notary Public



Schuett Family Limited Partnership

Tammy L. Goodwin, Trustee

By: Tammy L. Goodwin, Trustee of the Tammy L. Goodwin Trust U/A dated August 27, 2001
Its: General Partner

STATE OF Illinois

COUNTY OF Lake

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Tammy L. Goodwin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who their oath acknowledged themselves to be the Trustee of the Tammy L. Goodwin Trust U/A dated August 27, 2001, the General Partner of the within named bargainor, Schuett Family Limited Partnership, and that they, as such Trustee of the Tammy L. Goodwin Trust U/A dated August 27, 2001, executed the foregoing instrument for the purposes therein contained by signing the name of the Schuett Family Limited Partnership by the said Tammy L. Goodwin, Trustee of the Tammy L. Goodwin Trust U/A dated August 27, 2001, as such General Partner.

Witness my hand and official seal this 3rd day of June, 2026.

My commission expires: 3-6-2030

Notary Public

Official Seal
JOHNETTE L TRAVIS
Notary Public, State of Illinois
Commission No. 871302
My Commission Expires March 6, 2030

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 06/03/2026 (date of document).

Affiant Signature

06/10/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10th day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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