WARRANTY DEED

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $662,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 03/09/2027
(AFFIX SEAL)

BG-KRD-26-1000

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)
John Paul Schumacher and Hailey Savannah Schumacher	**Old National Bank**	
(NAME) **1000 Hickory Hollow Rd.**	(NAME) **P.O. Box 918**	**128-13-0-004.00**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Evansville, IN 47706-0918**	
(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, **JAMES ROBERT KELLY AND EVIE MARIE KELLY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN PAUL SCHUMACHER AND HAILEY SAVANNAH SCHUMACHER, 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 Lot No. 47, on the Plan of Bellevue Manor, of record in Book 3600, Pages 32 and 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to James Robert Kelly and Evie Marie Kelly, husband and wife by Warranty Deed from Brandon Adams, Trustee of The 1000 Hickory Hollow Rd Trust of record in Instrument No. 20230323-0021092 Register's Office for Davidson County, Tennessee, dated March 21, 2023 and recorded on March 23, 2023.

This conveyance is subject to:
- Taxes for the year 2026 and subseuqnet years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3600, Page(s) 32 and 33, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Utilities Easement of record in Book 10078, Page 400, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3672, Page 507, 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: **1000 Hickory Hollow Rd., Nashville, Tennessee 37221**.

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.

Karen Johnson
Batch # 1443709
07/09/2026 01:57:55 PM
Fees: $13.00 Taxes: $2,451.25

Davidson County
DEEDWARR
2 pgs

20260709-0062170

Witness my/our hand(s) this the 7th DAY OF JULY, 2026.

James Robert Kelly

Evie Marie Kelly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES ROBERT KELLY, 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 7th of July, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EVIE MARIE KELLY, 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 7th of July, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

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