Karen Johnson Davidson County
Batch# 1465676 DEEDWARR
09/01/2026 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $2,516.00
20260901-0080739

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of August, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 3-2-2027

File No. KS-26-3550

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roper Construction LLC	**New Owner**	
(NAME) 1209 Greenland Avenue	(NAME) **224 Peachtree St**	061-12-0-178.00
(ADDRESS) Nashville, TN 37216	(ADDRESS) **Nashville, TN 37210**	
(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, I/we, **Jennifer C. Schmidt, a single woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roper Construction LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, 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. 3 on the Plan of Unrecorded Plan of Jno L. Kennedy's Subdivision of the Easterly part of Lot 3 of the William Land or Sallie W. Love tract, described according to survey of W.B. Southgate, dated July 1917, further described by survey of John Kohl, dated June 7, 1979, as follows:

Beginning on the Northerly margin of Greenland Avenue at a point 294 feet West of the Westerly margin of Kennedy Avenue, and point being the corner of Lot Nos. 3 and 4; thence with the line between said two lots, Northwardly 416.7 feet to the Southerly line of Eastdale Subdivision; thence with said line Westwardly 100 feet, more or less to the corner of Lot Nos. 2 and 3; thence with the dividing line between Lot Nos. 2 and 3, Southwardly 415 feet to the Northerly margin of Greenland Avenue, Eastwardly 100 feet to the Beginning.

Being the same property conveyed to Ruth Schmidt by Warranty Deed from Robert D. Ridley, Trustee for the Robert D. Ridley Revocable Living Trust dated January 20, 1988, of record in Instrument Number 20040927-0116238, Register's Office for Davidson County, Tennessee, dated December 13, 2002 and recorded on December 20, 2002.

The said Ruth Schmidt a/k/a J. Ruth Schmidt a/k/a Juanita Ruth Schmidt passed away on or about August 4, 2015. See Probate Case No. 15P-1490, Chancery Court, Probate Division, Davidson County, Tennessee. In her Last Will and Testament, she devised the subject property to Jennifer C. Schmidt.

Being the same property conveyed to Jennifer C. Schmidt, unmarried by Quit Claim Deed from Jennifer Schmidt, devisee under the Will of J. Ruth Schmidt, of record in Instrument Number 20230127-0006271, Register's Office for Davidson County, Tennessee, dated January 24, 2023 and recorded on January 27, 2023.

This is property more commonly known as 1209 Greenland Avenue, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 10th day of August, 2026.

Jennifer C. Schmidt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of August, 2026, before me personally appeared Jennifer C. Schmidt, 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 10th day of August, 2026.

Notary Signature
My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Certificate of Authenticity

I, Krystal Schuster, 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 **8/10/26**.

Date

Affiant Signature

8/10/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **10** day of **August**, 20____.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)