WARRANTY DEED

Karen Johnson Davidson County
Batch# 1470298 DEEDWARR
09/08/2026 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20260908-0083254

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of September, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jake Schulz Lila Gornick	U.S. Bank National Association	118012h00100co
(NAME)	(NAME)	
203 Berry Street	2800 Tamarack Road	
(ADDRESS)	(ADDRESS)	
Nashville TN 37207	Owensboro KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Scott Edward Robinson and Kristy Renee Robinson, Trustees of the Robinson Family Trust dated March 20, 2024,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jake Schulz and Lila Gornick, husband and wife,** 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 Unit No. A on the Plan of Homes at 982 Montrose Avenue, a Horizontal Property regime with Private Elements as shown on Exhibit "B" of Declaration and Covenants, Conditions and Restrictions for 928 Montrose Avenue of records in Instrument No. 20190221-0015974, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Scoot Edward Robinson and Kristy Renee Robinson Trustee of the Robinson Family Trust dated March 20, 2024, by deed of record in Instrument NO. 20240321-0019406, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record..

unimproved ☐

This is improved ☑ property, known as 928 Montrose Avenue, Nashville, TN 37204
(House Number) (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.

Witness my/our hands this 3rd day of September, 2026.

Scott Edward Robinson and Kristy Renee Robinson,
Trustees of the Robinson
Family Trust dated March 20, 2024

By: _____
Scott Edward Robinson, Trustee

By: _____
Kristy Renee Robinson, Trustee

State of Tennessee
County of Davidson
On this the 3rd day of September, 2026, before me, personally appeared Scott Edward Robinson and Kristy Renee Robinson as Trustee of the Robinson Family Trust dated March 20, 2024, to me know to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

WITNESS my hand and seal this 3rd day of September, 2026.

_____
Notary Public
My Commission Expires: 11/20/29

File No.: 18182

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, **Tonya Cherry,** 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 this the 3 day of September, 2026.

Affiant Signature
Date 9-3-26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 3 day of September, 2026.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028