Karen Johnson Davidson County
Batch# 1472328 DEEDWARR
09/14/2026 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20260914-0085138

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 03-16-2030
(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
111 Westwood Place, Suite 160
Brentwood, TN 37027

TAMEIKA L. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

02-NSH26-11790

Address of New Owner:	Send Tax Bills to:	Tax Information:
Zbar Brand Trust 4327 Belmont Park Ter Nashville, TN 37215	4327 Belmont Park Ter Nashville, TN 37215	131-07-0C-012.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Richard A. Shumaker, a single man and Francis Shelton Shumaker, a single man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Zbar Brand Trust**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being Unit No. 3-B on the Plan of Square Acres of record in Book 590, page 122, Register's Office for Davidson County, as amended by exhibit "C" to the Master Deed establishing a horizontal property Regime of record in Book 6494 page 41, said Register's Office.

Being the same property conveyed to Lois Anne Koonce and Ruth E. Koonce, as joint tenants, with the express right of survivorship, and not as tenants in common by Warranty Deed from Estes-Taylor Company, a Tennessee corporation of record in Book 6804, Page 10, Register's Office for Davidson County, Tennessee, dated March 10, 1986 and recorded on March 14, 1986. and Last Will and Testament of Lois Anne Koonce recorded in Instrument No. 20160915-0097203

Being the same property conveyed to Francis Shelton Shumaker, James David Shumaker, and Richard A. Shumaker, as tenants in common by Quitclaim Deed from John Gilman Shumaker, unmarried of record in Instrument No. 20161011-0107542 Register's Office for Davidson County, Tennessee, dated October 05, 2016 and recorded on October 11, 2016.

Being the same property conveyed to Francis Shelton Shumaker and Richard A. Shumaker, as tenant in common by Quitclaim Deed from James David Shumaker, as tenants in common of record in Instrument No. 20190301-0018609 Register's Office for Davidson County, Tennessee, dated September 21, 2018 and recorded on March 01, 2019.

Map/Parcel 131-07-0C-012.00-CO

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 4327 Belmont Park Ter, Nashville, TN 37215

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 10th day of September, 2026

Richard A. Shumaker

Francis Shelton Shumaker

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Richard A. Shumaker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 10th day of September, 2026.

Notary Public

My Commission Expires: 8/19/28

W BRAD LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Francis Shelton Shumaker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 10th day of September, 2026.

Notary Public

My Commission Expires: 8/19/28

W BRAD LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Tameika Jones, 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 September 14, 2026.

Tameika Jones
Custodian's Signature

9/14/2026
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 14th day of September, 2026.

Notary Public

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 05-16-29