Karen Johnson Davidson County
Batch# 1472361 DEEDWARR
09/14/2026 01:03:30 PM 4 pgs
Fees: $23.00 Taxes: $5,457.50
20260914-0085180

Official Seal
TALISHA A JEFFERSON
Notary Public, State of Illinois
Commission No. 1016949
My Commission Expires September 10, 2029

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

STATE OF ~~TENNESSEE~~ Illinois
COUNTY OF Lake

Actual consideration or value, whichever is greater is $1,475,000.00.

Tammy L Soodman, Trustee
Affiant

Subscribed and sworn before me this the 10 day of September, 2026.

Notary Public
My commission expires: 9/10/2029

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Michael Bird and Nicole Bird	New Owner	119-09-0 036.00 & 038.00
2707 & 2709 Grandview Ave. Nashville, TN 37211		

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 Michael Bird and Nicole Bird, husband and wife, 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 I (Map/Par. 119-09-0-036.00):
Land in Davidson County, Tennessee, being Lot No. 52 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.

PARCEL II (PART OF Map/Par. 119-09-0-038.00):
LAND in Davidson County, Tennessee, being Lot No. 51 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, a married man, dated 12/27/2002 and recorded 2/28/2003 in Instrument No. 20030228-0026484, in the Register's Office of Davidson County, Tennessee.

Also being part of the same property previously conveyed to Jack L. Schuett, by Warranty Deed from Jerry S. Tedder, a widow, dated 1/8/1999 and recorded 1/13/1999 in Book 11296, Page 652, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN 2707 & 2709 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 11th day of September, 2026.

Schuett Family Limited Partnership

Dee Ann Schuett

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 Williamson

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 11th day of September, 2026.

My commission expires:

7/17/26

Notary Public

JOHN C. LLOYD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 10 day of September, 2026.

My commission expires: 9/10/2029

Official Seal
TALISHA A JEFFERSON
Notary Public, State of Illinois
Commission No. 1016949
My Commission Expires September 10, 2029

Notary Public

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 9/11/26. (date of document).

Affiant Signature

9/14/26
Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202609140085180