THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260955720**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,645,000.00. Affiant Subscribed and sworn to before me, this 1st day of October, 2026. Notary Public My Commission Expires: 11-5-29

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1480785 DEEDWARR
10/05/2026 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $6,086.50
20261005-0091670

WARRANTY DEED

Address New Owner: William Gordon Tanner, III and Lyla Murfee Tanner 3712 Central Avenue Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 09 0 019.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Chester A. Schmidt III and Carolyn N. Schmidt, husband and wife,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Gordon Tanner, III and Lyla Murfee Tanner, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 234 on the Map of RICHLAND REALTY COMPANY'S SECOND SUBDIVISION, DIVISION "B", as of record in Plat Book 332, Page 92, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 234 fronts 50 feet on the northerly side of Central Avenue and runs back between parallel lines 200 feet to an alley.

Being Part of the same property in which Chester A. Schmidt III and Carolyn N. Schmidt, as tenants in common, own a one-half (1/2) undivided interest in the property, by Quitclaim Deed from Chester A. Schmidt III and Carolyn N. Schmidt, as tenants by the entirety, of record in Book 11128, Page 939, in the Register's Office of Davidson County, Tennessee, dated September 24, 1998 and recorded on September 28, 1998.

Being Part of the same property conveyed to Chester A. Schmidt and wife, Carolyn N. Schmidt, by Warranty Deed from Ward J. Mallory and Rickie R. Mallory, having since divorced, of record in Book 5917, Page 483, in the Register's Office of Davidson County, Tennessee, dated July 30, 1982 and recorded on July 30, 1982.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RICHLAND REALTY CO'S SECOND SUBDIVISION, DIVISION "B", as recorded in Plat Book 332, Page(s) 92.

This is improved property located at 3712 Central Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of October, 2026.

Chester A. Schmidt III

Carolyn N. Schmidt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chester A. Schmidt III and Carolyn N. Schmidt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of October, 2026.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

Tennessee Certification of Electronic Document

I, Hillary Monroe Smith, 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 correct copy of the original document executed and authenticated according to law on October 1, 2026. (date of document).

Signature

Date: 10-2-26

STATE OF Tennessee
COUNTY OF Davidson

Sworn and subscribed before me this the 2nd day of October, 2026.

Tracy Perry
Notary Public

My commission Expires: 11-5-29

TRACEY PERRY
SEAL
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON