WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF OCTOBER, 2026.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

J. ANDERSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES SEPT 3, 2030

JM-FC-26-3820X

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch # 1481106 DEEDWARR
10/07/2026 10:11:24 AM 2 pgs
Fees: $13.00 Taxes: $2,589.63
20261007-0092121

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS T	(S)
Kyle Raymond Schmidtke and Rachel P. Schmidtke	**Same As New Owner**	
(NAME)	(NAME)	**029-00-0-404.00**
3820 Bear Hollow Rd		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SUSAN LOTT AND HARRY H MINARD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KYLE RAYMOND SCHMIDTKE AND RACHEL P. SCHMIDTKE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Located in the 3rd. Civil District of Davidson County, Tennessee, being further described according to a survey by Tommy E. Walker R.L.S. TN Lic. No. 1465, dated January 15, 1995 and revised June 15, 2006 as follows:

Beginning at a set iron pin in the northerly margin of Bear Hollow Road, said pin being the southeast corner of Tract 4 and the most southwest corner of herein described tract; thence now leaving said margin with the easterly of said Tract 4 N 07°09'51" E, 783.94' to a set iron pin in the southerly line of Tract 8; thence leaving said Tract 4 with said Tract 8 N 80°18'04" E, 501.06' to a set iron pin; thence S 03°03'43" W, 330.00' to a set iron pin in the northerly margin of previous said Bear Hollow Road; thence with margin for the next five calls: thence with a curve to the left (I-23°00'55", R-587.35' & CB-S 39°56'37" W, 234.35') L-235.93'; thence S 22°53'41" W, 139.16'; thence with a curve to the right (I-16°38'33", R593.63' & CB-S 35°13'26" W, 171.82'); L-172.43'; thence with a curve to the right (I-41°07'37", R-241.17' & CB- S 64°06'31" W, 169.42'), L-173.11'; thence S 84°54'47" W, 118.40'to the point of beginning, containing 7.482 acres, more or less.

The captioned property is also identified as Lot No. 3, Bob Bass Property (Eatons Creek and Bear Hollow Road) according to plat and survey of same appearing of record in Instrument No. 20110818-0063899, said Register's Office, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to SUSAN LOTT AND HARRY MINARD, WIFE AND HUSBAND, by deed from CLAUDE E. WAIR, JR. AND KARREN L. SCOTT, of record in Instrument No. 20141001-0090568, dated September 26, 2014, said Register's Office.

This conveyance is subject to:
- General or special taxes and assessments required to be paid in the year 2027 and subsequent years for Map-Par. 029-00-0-404.00.
- Matters shown on the Plan of record in Instrument No. 20110818-0063899, said Register's Office.
- Restrictive Covenants contained in instrument of record in Instrument No. 20141030-0100019, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3820 Bear Hollow Rd, Joelton, Tennessee 37080**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 5th DAY OF OCTOBER, 2026.

Susan Lott

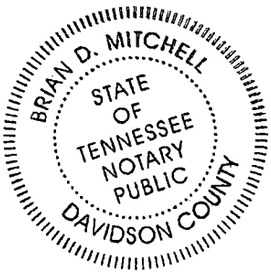
Harry H Minard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSAN LOTT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of October, 2026.

Notary Public
My Commission Expires: 03/09/2027
(SEAL)

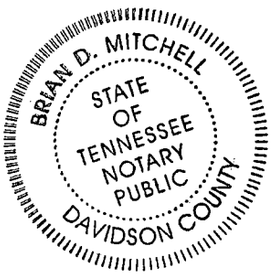


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HARRY H MINARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of October, 2026.

Notary Public
My Commission Expires: 03/09/2027
(SEAL)



RETURN TO:
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Nashville, TN 37212