Karen Johnson Davidson County
Batch# 1483330 DEEDWARR
10/12/2026 04:16:30 PM 4 pgs
Fees: $23.00 Taxes: $1,313.50
20261012-0093730

(this space for recording info)

OWNER AND ADDRESS:
Steven L. Rice and Carol T. Rice
1350 Rosa L Parks Blvd, Unit 335
Nashville, TN 37208

SEND TAX BILLS TO:
Steven L. Rice and Carol T. Rice
1350 Rosa L Parks Blvd, Unit 335
Nashville, TN 37208

Tax ID No.: 08112OT33500CO

THIS INSTRUMENT WAS PREPARED BY:
Admiral Title, Inc., 8517 Kingston Pike, Knoxville, TN 37919
File No.: 265009

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $355,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 8th day of October, 2026.

Notary Public
My Commission Expires: 04/19/27

RUTH FADNEK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 04/19/2027
MORGAN COUNTY

WARRANTY DEED

THIS INDENTURE, made this 8th day of October, 2026, by and between

Kory Schalm , married

hereinafter referred to as Grantor(s), and

Steven L. Rice and Carol T. Rice, A Married Couple

hereinafter referred to as Grantee(s)

WITNESSETH: that said Grantor(s), for and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto said Grantee(s), all of the Grantor's right, title, and interest to the following described premises, to wit:

ALL OF THAT CERTAIN TRACT OR PARCEL of land lying and being in Davidson County, Tennessee, being more particularly described in **EXHIBIT A** attached hereto and incorporated by reference herein (the "Land");

Property Address: 1350 Rosa L Parks Blvd, Unit 335, Nashville, TN 37208

THE FIRST PARTY HEREIN STATES THAT THE ABOVE DESCRIBED PROPERTY IS NOT AND HAS NOT EVER BEEN USED BY HIM, HIS SPOUSE OR DEPENDENTS AS A PRINCIPAL PLACE OF RESIDENCE AS SET OUT IN TCA 26-2-301.

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 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(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 hand this the 7 day of October, 2026.

Kory Schalm

STATE OF Nvada
COUNTY OF Clark

On this 7 day of Oct., 20 26, before me personally appeared Kory Schalm, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 10/5/29

KENDRA DOYLE
Notary Public, State of Nevada
Appointment No. 05-99820-1
My Appt. Expires Oct 5, 2029

EXHIBIT A
(Legal Description)

Land in Davidson County, Tennessee, being Unit 335, Werthan Lofts IV and V Condominiums, Phase V, as established under Master Deed of record in Instrument No. 20070117-0006776, corrected by Scrivener s Affidavit recorded at Instrument No. 20090421-0036270, amended at Instrument No. 20071220-0146056, corrected by Scrivener s Affidavit recorded at Instrument No. 20080118-0006036, amended at Instrument Nos. 20080211-0013846, 20110609-0044280, 20110713-0053571, 20120723-0064381, 20131230-0130918 and 20140725-0066210, in the Registers Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Kory Schalm, an unmarried man, by deed from Jared Carrier, an unmarried man, dated 09/23/2016 and recorded 09/30/2016 in Instrument Number 201609300103449, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE is made subject to applicable restrictions, building setback lines, existing easements, and all conditions of record.

THE ABOVE DESCRIPTION IS THE SAME AS THE PREVIOUS DEED OF RECORD; NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE.

DESIGNATED as Tax ID: 08112OT33500CO

CTR

Tennessee Certification of Electronic Document

I, Trevor Derreberry 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 10/7/2026 (date of document).

Affiant Signature

10/12/2026
Date

State of Tennessee

County of Knox

Sworn to and subscribed before me this 12 day of October, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

