This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24039-DJ

Karen Johnson Davidson County
Batch# 1264918 DEEDWARR
04/25/2025 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20250425-0031805

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $430,000.00.

Affiant

M CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 24th day of April, 2025.

Notary Public
My Commission Expires: 1/22/2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Matthew Schiavo and Abigail Lynn Schiavo 3304 East Lake Drive Nashville, TN 37214	First Federal Bank 3010 Royal Boulevard South, 230 Alpharetta, GA 30005	108-12-0-226

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Cole Houchens, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Matthew Schiavo and Abigail Lynn Schiavo, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davison County, Tennessee, being all of Lot No. 72, Section 5, Trailwood, according to survey and plat of same appearing of record in Book 6900, pages 477, 478 and 479, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Cole Houchens, a married man by Quitclaim Deed from Cole Houchens, who took title as unmarried and is now married, dated June 17, 2021, recorded June 25, 2021, of record in Instrument No. 20210625-0086806, Register's Office for Davidson County, Tennessee.

Haley Danielle Houchens joins this conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is ☒ improved or ☐ unimproved property located at: **3304 East Lake Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons

whomsoever. Whenever used, the singular number 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 24th day of April, 2025.

GRANTOR:

Cole Houchens

Haley Danielle Houchens

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cole Houchens and Haley Danielle Houchens, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of April, 2025.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202504250031805

I, Kirsten Virden, 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 04/24/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 04/24/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of April, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

