Karen Johnson Davidson County
Batch# 1288556 DEEDWARR
06/23/2025 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20250623-0049091

WARRANTY DEED

TAYLOR JANDRO NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/24/2028 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS TWO HUNDRED EIGHTY THOUSAND AND 00/100 (280,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20TH DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
BLAKE ALEXANDER SCHMITT AND HAYDEN COLLINS (NAME)	**NEW OWNER** (NAME)	**160 14 0C 061.00**
761 FOX RIDGE DRIVE BRENTWOOD, TN 37027 (ADDRESS)	**761 FOX RIDGE DRIVE BRENTWOOD, TN 37027** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 20th day of June, 2025, the undersigned, **ALEXIS K. YATES, A SINGLE WOMAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **BLAKE ALEXANDER SCHMITT, AN UNMARRIED MAN, AND HAYDEN COLLINS, AN UNMARRIED WOMAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **761 FOX RIDGE DRIVE, BRENTWOOD, TN 37027** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 761 in BRENTWOOD TRACE CONDOMINIUMS, SECTION II, a Horizontal Property Regime, located on Fox Ridge Drive and Stone Brook Drive, Brentwood, Davidson County, Tennessee as shown on the Plat of BRENTWOOD TRACE CONDOMINIUMS, SECTION II, recorded in Plat Book 5200, Pages 376 and 377, Register's Office for Davidson County, Tennessee, and described in a Master Deed of record in Book 5818, Page 915 and as amended in Book 5868, Page 70 and in Instrument No. 20240607-0042854, said Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Alexis K. Yates, single woman, by Warranty Deed from Hannah E. Kraus, unmarried, of record in Instrument No. 20200616-0062038, in the Register's Office of Davidson County, Tennessee, dated June 12, 2020 and recorded on June 16, 2020.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 20th day of June, 2025.

GRANTOR: ALEXIS K. YATES

6/20/25

STATE OF Illinois)
COUNTY OF Cook)

Personally, appeared before me, a Notary Public of the aforesaid authority, **ALEXIS K. YATES**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 20th day of June, 2025.

Notary Public

5th October 2026
My Commission Expires

OFFICIAL SEAL
Stephan Eric Zebrauskas
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 10-5-2026

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 June 20, 2025

Affiant Signature

6/20/2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 20 day of June, 20 25.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY