Karen Johnson Davidson County
Batch# 1315650 DEEDWARR
08/28/2025 10:58:30 AM 4 pgs
Fees: $23.00 Taxes: $2,307.69
20250828-0068946

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 8 day of July , A.D., 20 25 , by and between

Erin Nicole Hodges, an unmarried woman and William Herron Schummers, an unmarried man

First Parties, and

Lauren Merlock, unmarried woman,

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Being Lot No. 331 on the Plan of Final Plat Phase Three Autumn Oaks Subdivision of record in Instrument 200310290159380, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Erin Nicole Hodges, an unmarried woman, and William Herron Schummers, an unmarried man, as Joint tenants with rights of survivorship, by Deed dated March 5, 2024 from Erin Nicole Hodges, an unmarried woman, and William Herron Schummers, an unmarried man, recorded March 11, 2024, in Instrument Number 20240311-0016476, in the Official Records of Davidson County, Tennessee.

OWNER:
Lauren Merlock
7024 Oak Brook Terrace
Brentwood TN 37027

RESPONSIBLE TAXPAYER:
Lauren Merlock
7024 Oak Brook Terrace
Brentwood TN 37027

CLT # 181-10-0A-115-00 (Map and Parcel)

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

✕ Erin Nicole Hodges
Erin Nicole Hodges

✕ William Herron Schummers
William Herron Schummers

✓STATE OF NJ

✓COUNTY OF Morris

Personally appeared before me, Erin Nicole Hodges, 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, at office, this 6 day of July, 2025.

(seal)

✓ Frances Arnone
Notary Public

My Commission Expires:✓ 03-30-25

FRANCES ARNONE
Commission # 2187232
Notary Public, State of New Jersey
My Commission Expires
March 30, 2029

✓STATE OF NJ

✓COUNTY OF Morris

Personally appeared before me, William Herron Schummers, 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, at office, this 6 day of July, 2025.

(seal)

✓ Frances Arnone
Notary Public

My Commission Expires:✓ 03-30-25

FRANCES ARNONE
Commission # 2187232
Notary Public, State of New Jersey
My Commission Expires
March 30, 2029

MR-CG-248795

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 623,700.00.

Affiant

STATE OF Tennessee COUNTY OF Williamson

Subscribed and sworn before me this the 27 day of August, 2025

Signature of Notary Public

Notary Seal

Printed Name of Notary

3/29/29

Commission Expiration

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MR-CG-248795

Certificate of Authenticity

I, J. Trent Lehman, 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 7/8/25.

Date

Affiant Signature

8/27/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of August, 2025.

Notary's Signature

My Commission Expires: 3/29/28

Date

Notary's Seal (if on paper)

