Karen Johnson Davidson County
Batch# 1331724 DEEDWARR
10/08/2025 11:45:30 AM 2 pgs
Fees: $13.00 Taxes: $7,289.00
20251008-0080346

8598

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TN) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $1,970,000.00 Affiant Subscribed and sworn to before me, this 7th day of October, 2025. Notary Public My Commission Expires:

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

WARRANTY DEED

Address New Owner: Alexander Edwaerd and Kathleen Pollard Sullivan 3804 Dartmouth Avenue Nashville, TN 37215	Send Tax Bills to: Truist Bank 1001 Semmes Ave Richmond, VA 23224	Tax Information: Tax Parcel ID No. 116-08-0-105

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, **ADAM SCHNEIDER AND AMANDA SCHNEIDER F/K/A AMANDA BROKAMP, A MARRIED COUPLE,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ALEXANDER EDWARD AND KATHLEEN POLLARD SULLIVAN, HUSBAND AND WIFE,** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 of Block "A" on the Plan of Woodmont Lane Homesites of record in Plat Book 1130, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 20 fronts 75 feet on the Northerly side of dart mouth lane and runsback between parallel lines, 180 feet to a dead line.

Being the same property conveyed to Adam Schneider, unmarried and Amanda Brokamp, unmarried, as tenants in common with right of survivorship by Deed dated February 18, 2021 from Ronald Franklin Vanderpool, Jr., as Executor of the Estate of James Foster Cook Jr., recorded February 26, 2021, in Instrument Number 202102260024336, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **3804 Dartmouth Avenue, Nashville, TN 37215**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 3 day of October, 2025.

ADAM SCHNEIDER

AMANDA SCHNEIDER

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ADAM SCHNEIDER AND AMANDA SCHNEIDER**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 3rd day of October 2025.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Anthony N. Greco, 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 the 7 day of Oct, 2025.

Anthony N. Greco, Affiant — Oct 7, 2025 — Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 7 day of Oct, 2025.

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 17, 2027