WARRANTY DEED

Karen Johnson Davidson County
Batch# 1336305 DEEDWARR
10/21/2025 11:14:30 AM 4 pgs
Fees: $23.00 Taxes: $1,320.90
20251021-0083738

File #25-TL-0086-C

(SEAL) KELLIE L. PARSONS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF October, 2025.

Notary Public
MY COMMISSION EXPIRES: 8/21/27

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel Schwartz and Csilla Andor	New Owner	
(NAME)	(NAME)	082 02 0A 001.00
120 Kingston Street #1402	120 Kingston Street #1402	
(ADDRESS)	(ADDRESS)	
Boston, MA 02111	Boston, MA 02111	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

CRAIG T. STANLEY, A MARRIED MAN, KEMPER P. MAXWELL, A MARRIED MAN, AND PARKER R. BROWN, AN UNMARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

DANIEL SCHWARTZ AND CSILLA ANDOR, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A on the plan of VUE TOWNHOMES, a shown by Exhibit "B" on the Master Deed of record in Instrument No. 20170510-0046509 and amended in Instrument No. 20180413-0034994, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Craig T. Stanley, a married man, and Kemper P. Maxwell, a married man, and Parker R. Brown, an unmarried man by Warranty Deed from Urban South Group, LLC of record in Instrument No. 20180711-0066941 in the Register's Office of Davidson County, Tennessee, dated on July 02, 2018 and recorded on July 11, 2018.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF H H BROWNS SUBDIVISION, as recorded in Plat Book 161, Page 23.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of C. F. SHARPE & W L HORNS, as recorded in Plat Book 161, Page 53.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170510- 0046509, as amended in Instrument No. 20180413-0034994.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20170411-0035284.
* Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20170503-0043588.)
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ unimproved __X__ improved property known as: 86 Evanston Avenue, Nashville, TN 37207.

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 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 GRANTEE(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/our hand(s) this the 14th day of October, 2025.

Kemper P. Maxwell

Parker R. Brown

My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of October, 2025, before me personally appeared Kemper P. Maxwell, 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's (or persons') free act and deed.

Witness my hand, at office, this 14th day of October, 2025.

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of October, 2025, before me personally appeared Parker R. Brown, 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's (or persons') free act and deed.

Witness my hand, at office, this 14th day of October, 2025.

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Notary Signature
My commission expires:

Witness my/our hand(s), this 10th day of October, 2025.

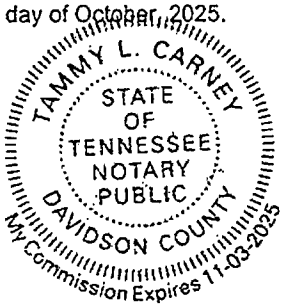
Craig T. Stanley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of October, 2025, before me personally appeared Craig T. Stanley, 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's (or persons') free act and deed.

Witness my hand, at office, this 10th day of October, 2025.

Notary Signature
My commission expires:



CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **10-21-2025**.

Affiant Signature — Date: **10-21-2025**

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **10-21-2025**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

