WARRANTY DEED

Karen Johnson
Batch # 1352879
12/02/2025 02.16 06 PM
Fees $13 00 Taxes $1,979 50

20251202-0095509

Davidson County
DEEDWARR
2 pgs

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF NOVEMBER, 2025

Notary Public

MY COMMISSION EXPIRES 11/6/2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd , Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Catherine Schlabach	Legacy Home Loans d/b/a Steadfast Mortgage	093-16-0-078 00
(NAME)	(NAME)	
100 Maury Street	2 Cadillac Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ROBERT SCHMITT JR. AND LAUREN SCHMITT,** HUSBAND AND WIFE. HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JULIA SCHLABACH, AN UNMARRIED WOMAN AND CATHERINE SCHLABACH, AN UNMARRIED WOMAN AND MARGARET RUTH SCHLABACH AND JAREY DEAN SCHLABACH, WIFE AND HUSBAND,** ALL AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT·

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Maury & Claiborne's Addition to South Nashville, of record in Book 21, pages 84 and 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Robert Schmitt Jr. and Lauren Schmitt, husband and wife, by Warranty Deed from Nashville Metro Holdings, LLC, a Tennessee limited liability company, dated September 25, 2024, of record in Instrument No 20240925-0074456, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☑ property, known as 100 Maury Street, Nashville, TN 37210
(House Number) (Street) (City or Town) (Postal Zip)

Return to
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #· G-ORE-25-100

This conveyance is subject to the following Taxes for the year 2025, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee, Plan of Record in Book 21, pages 84 and 85 of record in the Register's Office for Williamson County, Tennessee

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, his 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 GRANTEE, his 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 hand this 25th day of November, 2025

Robert Schmitt Jr.

Lauren Schmitt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **Robert Schmitt Jr. and Lauren Schmitt**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged she that executed the foregoing instrument for purposes therein contained

WITNESS my hand and official seal at Franklin, Tennessee, this 25th day of November, 2025

Notary Public
My Commission Expires _____

RONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-28-2027