Karen Johnson Davidson County
Batch# 1353822 DEEDWARR
12/04/2025 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20251204-0096461

WARRANTY DEED

File No. HG-25-11482

HEATHER GUTHRIE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES AUGUST 19, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of December, 2025

Notary Public

MY COMMISSION EXPIRES: 8-19-29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Garrett Schwartzhoff and Rachel Terese Schwartzhoff	Same as New Owner	
(NAME) 4015 Plantation Drive	(NAME)	075-09-0-243.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(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, we, **Austin Bianco and Camren Bianco., husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin Garrett Schwartzhoff and Rachel Terese Schwartzhoff, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s). 1116, as shown on the map entitled Section Nine, Hermitage Hills, of record in Book 3600, Page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Austin Bianco and Camren Bianco, Husband and Wife by Warranty Deed from Benjamin S. Oldham, married of record in Instrument No. 20230525-0039550 Register's Office for Davidson County, Tennessee, dated May 22, 2023 and recorded on May 25, 2023.

This is property more commonly known as 4015 Plantation Drive, Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson 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 GRANTEES, their 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 GRANTEES, 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 this 3rd day of December, 2025.

Austin Alexander Bianco by Camren Rose Bianco

Austin Alexander Bianco by Camren Bianco,
Attorney-In-Fact

Camren Rose Bianco

Camren Bianco

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of December, 2025, before me personally appeared Camren Bianco, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed and who further acknowledged that she is Power of Attorney for Austin Bianco and that this instrument was also executed on behalf of the said Austin Bianco for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. _____202512040096460_____, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 3rd day of December, 2025.

Notary Signature
My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, Heather Guthrie, 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 **December 3, 2025** (date of document).

Affiant Signature

December 4, 2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **4th** day of **December**, 2**025**.

Notary's Signature

MY COMMISSION EXPIRES: 12/2/28

NOTARY'S SEAL

