

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1,675,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15th day of December, 2025.

NOTARY PUBLIC

My commission expires: 1/3/26

Karen Johnson Davidson County
Batch# 1358998 DEEDWARR
12/17/2025 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $6,197.50
20251217-0100363

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Erin Schorn	Churchill Mortgage Corporation	104-01-0-051.00
(NAME)	(NAME)	
219 Chamberlin Street	1749 Mallory Lane, Ste. 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Brentwood, TN 37027	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Bagwell Construction Co, LLC, a Tennessee Limited Liability Company,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Erin Schorn, an unmarried person**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No 25 of Block 27 on the Plan of PLUMMER PLACE AND PART OF BLOCKS NOS. 3-8-13-18 AND 23 IN CHARLOTTE PARK 2ND ADDITION TO NASHVILLE, of record in Plat Book 161, Page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Bagwell Construction Co, LLC, by Warranty Deed from Music City Financial, LLC, of record in Instrument No. 20230814-0063205, in the Register's office of Davidson County, Tennessee, dated August 11, 2023 and recorded on August 14, 2023.

This property is __unimproved _X_improved property known as: 219 Chamberlin Street, Nashville, TN 37209.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 15th day of December, 2025.

Bagwell Construction Co., LLC

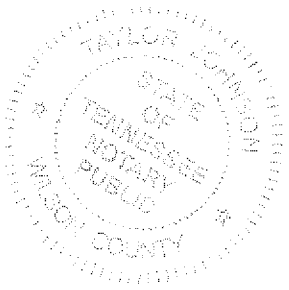
BY: MANAGING MEMBER
Christopher Bagwell, Managing Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, personally appeared Christopher Bagwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Managing Member of Bagwell Construction Co., LLC, the within named bargainor, a limited liability company, and that such Managing Member executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Bagwell Construction Co., LLC as Managing Member.

Witness my hand and official seal, this the 15th day of December, 2025.

Taylor Yarbrough
Notary Public
My Commission Expires: 5/14/2029



CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 15th day of December, 2025

K. Thomas Sidwell
Date: 12-15-25

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 15th day of December, 2025.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

