WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 625,000.00 .

B. Cotty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of January, 2026.

Notary Public

COMMISSION EXPIRES: 4-03-29

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1367531 DEEDWARR
01/08/2026 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20260108-0001687

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Justin Christian Schaefer		091-07-0-170
Jenna Grace Schaefer	Interline Mortgage Services	
(NAME)	(NAME)	
4802 Kentucky Avenue	5875 N. Sam Houston Parkway W. Suite 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Houston TX 77086	
(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, Alexander Edward Sullivan and Kathleen Pollard Sullivan, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Justin Christian Schaefer and Jenna Grace Schaefer, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 No. 707, the westerly 12 5/6 feet of Lot No. 705 and the easterly 4 4/6 of lot No. 709 of Block No. 110, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Kentucky Avenue, 72 feet West of the westerly margin of 48th Avenue North, formerly 7th Street, being formerly Hines, Southwest corner; thence with the northerly margin of said Avenue, westwardly 42 1/2 feet thence at right angles, northwardly 150 feet to the southerly margin of an alley; thence with said alley, eastwardly 42 1/2 feet to said Hines Northwest corner; thence with his westerly line, southwardly 150 feet to the beginning.

Being the same property conveyed to Alexander Edward Sullivan and Kathleen Mary Pollard, husband and wife, by Warranty Deed of record in Instrument No. 20200515 0050482, dated May 08, 2020, recorded May 15, 2020, Register's Office Davidson County, Tennessee. The said Kathleen Mary Pollard is now known as Kathleen Pollard Sullivan.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 4802 Kentucky Avenue (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37209 (Postal Zip)

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, successors 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, successors 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 our hands this 7th day of January, 2026.

Alexander Edward Sullivan

Alexander Edward Sullivan

Kathleen Pollard Sullivan

Kathleen Pollard Sullivan

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Alexander Edward Sullivan and Kathleen Pollard Sullivan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 7th day of January, 2026.

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

Commission Expires: _____

True Copy Certification

I, Yvette Meldrum, 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 January 7, 2026.

Signature
January 7, 2026
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this January 7, 2026

Notary's Signature

My Commission Expires: 4-03-29

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY