Karen Johnson Davidson County
Batch# 1367979 DEEDWARR
01/09/2026 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $3,200.50
20260109-0002262

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 251152858** 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $865,000.00. Affiant Subscribed and sworn to before me, this 22nd day of December, 2025. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Mark Steven Stojack and Madonna Droogan-Schelot 1124 Stainback Ave Nashville TN 37207	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082 03 0 326.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patrick M. Mazie and Renee Mazie, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark Steven Stojack, unmarried man, and Madonna Droogan-Schelot, a single woman, as joint tenants with right of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 102, on the Plan of SHARPE & HORNS 1ST ADDITION TO NORTHEAST NASHVILLE, of record in Plat Book 57, Page 152, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Patrick M. Mazie and Renee Mazie, husband and wife, by Warranty Deed from Southern Spaces, LLC, a Tennessee limited liability company, of record in Instrument No. 20170113-0004115, in the Register's Office of Davidson County, Tennessee, dated January 03, 2017 and recorded on January 13, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SHARPE & HORNS 1ST ADDITION TO NORTHEAST NASHVILLE, as recorded in Plat Book 57, Page(s) 152.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Accessory Dwelling, Detached Historical recorded in Instrument No. 20210212-0020393.

This is improved property located at 1124 Stainback Ave Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of December, 2025.

Patrick M. Mazie

Renee Mazie

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patrick M. Mazie and Renee Mazie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of December, 2025.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 1/8/2026 (date of document).

Affiant Signature

1/8/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of January, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

