Karen Johnson Davidson County
Batch# 1369808 DEEDWARR
01/15/2026 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $3,626.00
20260115-0003609

WARRANTY DEED

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-20-2029

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $980,000.00.

Affiant

Subscribed and sworn to me on 01/13/26.

NOTARY PUBLIC

My Commission Expires: 4/20/29

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Benjamin David Schmidt and Alexandria Gumucio Schmidt 602B Watsonwood Dr. Nashville, TN 37211	Cadence Bank 5217 Maryland Way Brentwood TN 37027	147 140 D 002.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Little River Ventures, LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Benjamin David Schmidt and Alexandria Gumucio Schmidt, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit 602B, as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for 602 Watsonwood Drive Commons, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20250107-0001316, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.
>
> Being part of the same property conveyed to Little River Ventures, LLC, a Tennessee limited liability company by Warranty Deed from Sean Patrick McGuire, of record in Instrument No. 20241216-0097568, Register's Office for Davidson County, Tennessee, dated December 13, 2024, and recorded December 16, 2025.
>
> This is Improved property, known as 602B Watsonwood Dr., Nashville, TN 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 on 01/13/26.

Little River Ventures, LLC,
a Tennessee limited liability company

By: Matthew McKinney
Its: Sole Member

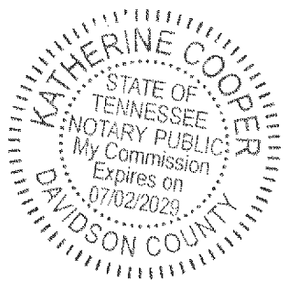
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW MCKINNEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the SOLE MEMBER of LITTLE RIVER VENTURES, LLC the within named bargainor, a Tennessee limited liability company, and that he as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal on 01/13/2026.

NOTARY PUBLIC

My Commission Expires: 07/02/29



Tennessee Certification of Electronic Document

I, Emma Howard, 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 1/13/2026 (date of document).

Emma Howard
Affiant Signature

1/13/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 13 day of January, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL