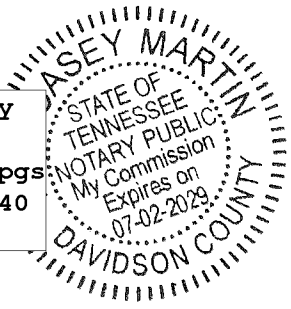
WARRANTY DEED

Karen Johnson Davidson County
Batch# 1376832 DEEDWARR
02/05/2026 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,968.40
20260205-0008556



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $532,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
1524 Williams Dr.
Suite 202
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Laurie Ellen Schaffer	New Owner	181-10-0A-285.00
(NAME)	(NAME)	
7818 Oakfield Grove		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Deborah Denise Bradshaw, Personal Representative of the Estate of Robert Thomas McMahon**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Laurie Ellen Schaffer, an unmarried woman,** hereinafter called the GRANTEE(S), his/her/their 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. 1012 on the Plan of Autumn Oaks Subdivision, Phase 10A as shown on the plan of record in Instrument No. 20130812-0084048, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert T. McMahon and Betty S McMahon, as husband and wife by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated 04/11/2014, of record in Instrument No. 20140414-0030821, Register's Office for Davidson County, Tennessee.

The said Betty S McMahon died on 07/13/2023, leaving the said Robert T. McMahon the sole surviving tenant by the entirety.

The said Robert T. McMahon died testate on 04/25/2025, devising subject property to Deborah Denise Bradshaw as Personal Representative of the Estate of Robert Thomas McMahon, Deceased, as evidenced in File No. 25P1464, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 7818 Oakfield Grove, Brentwood, TN 37027

(House Number) (Street) (P.O. Address) (City or Town) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 29th day of January, 2026.

Estate of Robert Thomas McMahon

By: Deborah Denise Bradshaw, Personal Representative

Deborah Denise Bradshaw, Personal Representative

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah Denise Bradshaw, the personal representative for the estate of Robert Thomas McMahon, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of January, 2026.

Mark H. Crocker

Notary Public:

My Commission Expires: 09/16/2029

MARK H CROCKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129

Certificate of Authenticity

I, Anna N. Dolan, 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

1-29-26.

Date

Affiant Signature

1-29-26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of January, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

