Karen Johnson Davidson County
Batch# 1395550 DEEDWARR
03/20/2026 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20260320-0022521

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $535,000.00

Affiant

Subscribed and sworn to before me, this 19 day of March, 2026.

Notary Public
My commission expires:

JESSIE ANNE STARLING STATE TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-12-2029

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Sophie V Hawkins **Caleb Hawkins**		**181100A31800**
7516 Oakledge Dr	New Owner	
Brentwood, TN 37027		

FOR AND IN 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 ACKNOWLEDGE, WE,

April Rachelle Shnepp, formerly known as April Rachelle Hines and also known as April Hines Schnepp, and Ashley Layne Schnepp, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sophie V Hawkins and Caleb Hawkins, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 1045, Plan of Final Plat of Autumn Oaks Subdivision, Phase 10B, a Cluster Subdivision, of record in Instrument No. 20140331-0026145, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to April Rachelle Hines and Ashley Layne Schnepp, both unmarried, as joint tenants with rights of survivorship, by Warranty Deed from Opendoor Property D LLC, a Delaware limited liability company, dated February 28, 2019, of record in Instrument No. 20190304-0019359, in the Register's Office for Davidson County, Tennessee. Oath is hereby made that April Rachelle Hines is now known as and is one and the same person as April Hines Schnepp.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easement to use spring of record in Book 475, page 547 Register's Office for Davidson County, Tennessee.

Water Line Easement of record in Book 3376, page 239 Register's Office for Davidson County, Tennessee.

Easement to Columbia Gulf Transmission Company of record in Book 4240, page 667 as partially released in Book 2245, page 271 Register's Office for Davidson County, Tennessee.

Ingress/Egress Easement to Cemetery of record in Book 261, page 284 and Book 6704, page 397 Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easement of record in Book 7515, page 298; Book 9343, page 196; Book 9343, page 199 and Book 11217, page 799 Register's Office for Davidson County, Tennessee.

PUD Boundary of record in Plat Book 6900, page 786 Register's Office for Davidson County, Tennessee.

Charter of Autumn Oaks Homeowners Association, Inc., of record in Instrument No. 20010912-0099442 Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to common areas/elements.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 7516 Oakledge Dr, Brentwood, TN 37027.

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 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 in 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 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.

Rachel Schnepp Date: 3/17/2026
April Rachelle Schnepp

Ashley Layne Schnepp Date: 3/17/2026
Ashley Layne Schnepp

STATE OF Wisconsin

COUNTY OF Waukesha

Personally appeared before me, a Notary Public of said County and State, April Rachelle Schnepp, and Ashley Layne Schnepp, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of March, 2026.

Laura Hanstad
NOTARY PUBLIC

My Commission Expires: 10/21/2029

Laura Hanstad
Notary Public
State of Wisconsin

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 3-19-26.

Date

Affiant Signature

3-19-26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19 day of March, 2026.

Notary's Signature

My Commission Expires: February 12th, 2030

Date

Notary's Seal

MELANIE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON