Karen Johnson Davidson County
Batch# 1396422 DEEDWARR
03/24/2026 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20260324-0023145

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 9.5.2028
(AFFIX SEAL)

KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/05/2028
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Angelica Melgar	New Owners	171020A03300
(NAME)	(NAME)	
5923 Stone Brook Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **James Schaub and Susan Schaub, a married couple**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Angelica Melgar, an unmarried woman**, hereinafter called the GRANTEE(S), 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 Unit No. 33, on the Plan of Phase 2, Brentwood Villa, of record in Plat Book 6900, Page 4, as amended in Book 6900, Page 185, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby madae for a more complete description.

Being the same property conveyed to James Schaub and Susan Schaub, a married couple by Warranty Deed from W. Baylor Arrants, a married man, dated April 4, 2025, of record in Instrumetn No. 202504070026027, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to W. Baylor Arrants, an unmarried man by Warranty Deed from WGQ Properties, LLC, dated June 23, 2017, of record in Instrument No. 201706300065963, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Matters shown on the plan of record in Plat Book 6900, Page 4, and Book 6900, Page 185; Master Deed of record in Book 6923, Page 943, amended in Book 7035, Page 115, Book 7101, Page 730, and rerecorded in Book 7143, Page 18, Book 7143, Page 18, and Book 7423, Page 574; By-Laws of record in Book 7423, Page 567 and Book 8074, Page 564; Storm Water Detention Agreement of record in Book 6385, Page 814; Easement granted to Comcast of record in Instrument No. 20120124-0006661; Rights of others in and to party walls, in the Register's Office for Davidson County, Tennessee.

This conveyance is further 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) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 5923 Stone Brook Drive, Brentwood, TN 37027
(House No.) (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 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 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 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.

Effective the 20th day of March, 2026.

James Schaub

Susan Schaub

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of March, 2026, before me personally appeared James Schaub and Susan Schaub, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public
My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

Certificate of Authenticity

I, Holly A. Mason, 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 March 19, 2026.

Affiant Signature

3/28/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 day of March 2026.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

