Prepared by:
Record and Return To:
Closed Nashville, LLC
278 Franklin Rd Suite 160
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson
Batch # 1396490
03/24/2026 10:02:12 AM
Fees: $13.00 Taxes: $1,368.63

Davidson County
DEEDWARR
2 pgs

20260324-0023231

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $369,900.00

Kathleen M Carlton
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 03/23/2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/20/2029

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires October 20, 2029

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 3171-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Mark Schmeichel, Gretchen Schmeichel, and Abigail Alonzo	Mark Schmeichel	142-09-0H-082.00-CO
9111 Sawyer Brown Road	928 E Sanata Ana St	
Nashville, TN 37221	Anaheim, CA 92805	

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,

Kathleen M. Carlton and JC Carlton, Jr, wife and husband

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark Schmeichel and Gretchen Schmeichel, husband and wife, and Abigail Alonzo, as joint tenants with right of survivorship

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:

Unit, No. 9111 in River Plantation, Section IX, Phase II-A Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the Plat of River Plantation Section IX, Phase II-A Condominium Apartments, recorded in Book 7900, Page 325, and corrected by Scriveners Affidavit of record in Instrument No 20090330-0028498 to be Plat Book 7900, Page 476, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, Page 341, and further described in annexation document of record in Book 8494, Page 628, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kathleen M. Johnson, Single woman by Warranty Deed from David Wedow and wife, Barbara Wedow of record in Instrument No. 20090330-0028499 Register's Office for Davidson County, Tennessee, dated March 26, 2009 and recorded on March 30, 2009. Kathleen M. Johnson having since married and is now known as Kathleen M. Carlton.

JC Carlton, Jr., joins in the execution of this instrumnet for the purpose of conveying his interest, marital or otherwise in the above described property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 9111 Sawyer Brown Road, Nashville, TN 37221

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 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.

Witness my hand on March 23, 2026.

Kathleen M. Carlton

JC Carlton, Jr

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Kathleen M. Carlton and JC Carlton, Jr, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this March 23, 2026.

Notary Public

My Commission Expires: 10/20/2029

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires October 20, 2029

File #: 3171-26NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027