Karen Johnson Davidson County
Batch# 1402528 DEEDWARR
04/07/2026 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.13
20260407-0027797

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-8582-AJ

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $424,900.00.

Michelle Kendig
Affiant

Subscribed and sworn to before me, this the 3rd ~~2nd~~ day of April, 2026.

Daniel Thompson
Notary Public
My Commission Expires: 12/20/27

JOHN DANIEL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-20-2027

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Lori J Schwager<br>2304 Riverway Dr<br>Nashville, TN 37138 | New Owner | 053 06 0B 066.00 |

## WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **McKay Residential Flipco LLC, a Tennessee Limited Liability Company** (individually and/or collectively, "Grantor"), transfer and convey unto **Lori J Schwager, unmarried woman** (individually and/or collectively, "Grantee"), 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. 57, as shown on the plan of PHASE 5B, WATERFORD Subdivision, of record in Plat Book 7900, Pages 838 and 839, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to McKay Residential Flipco, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Lena Cathleen Weist and Ashley LeAnn Thrower, the Heirs at Law of Wayland Mosley, deceased, of record in Instrument No. 20260113-0003077, in the Register's Office of Davidson County, Tennessee, dated January 9, 2026 and recorded on January 13, 2026.

This is improved property located at: **2304 Riverway Drive, Nashville, TN 37138**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 3rd day of April, 2026.

GRANTOR:

McKay Residential Flipco LLC, a Tennessee Limited Liability Company

By: Bethany McKay
Bethany McKay, Member

By: Blake McKay
Blake McKay, Member

STATE OF TENNESSEE
COUNTY OFWILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Blake McKay and Bethany McKay, with who I am personally acquainted (or proven to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained; and who further acknowledged that they are members of McKay Residential Flipco, LLC a limited liability company, that they are authorized by McKay Residential Flipco, LLC to execute this instrument on its behalf

WITNESS my hand and seal at office this 3rd day of April, 2026.

Notary Public
My Commission expires: 11/17/2029

CHAD SERRATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

**Tennessee Certification of Electronic Document**

I, Karla I Kard, 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 04/3/2026 (date of document).

Affiant Signature

04/3/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3 day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

