WARRANTY DEED

Karen Johnson Davidson County
Batch# 1403682 DEEDWARR
04/09/2026 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20260409-0028793

File No. KS-26-1583

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Safe Harbor Construction LLC	**New Owner**	
(NAME) 624 Georgetown Drive	(NAME) **105 Westpark Drive, Suite 365**	115-03-0-096.00
(ADDRESS) Nashville, TN 37205	(ADDRESS) **Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/we, **Mychael Gene Schwartz, A/K/A Michael Gene Schwartz, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Safe Harbor Construction LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, 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. 136 on the Plan of Brook Meade, Section IV of record in Plat Book 2133, Page 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mychael Gene Schwartz, A/K/A Michael Gene Schwartz, unmarried by Warranty Deed from Christopher Glaser and wife, Daphne Glaser of record in Instrument No. 20131014-0107151 Register's Office for Davidson County, Tennessee, dated October 11, 2013 and recorded on October 14, 2013.

This is property more commonly known as 624 Georgetown Drive, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Witness my/our hand this 31st day of March, 2026.

Mychael Gene Schwartz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of March, 2026, before me personally appeared Mychael Gene Schwartz, 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's (or persons') free act and deed.

Witness my hand, at office, this 31st day of March, 2026.

Notary Signature
My commission expires: May 8, 2028



Certificate of Authenticity

I, Krystal Schuster, 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 3/31/26.

Date

Affiant Signature

3/31/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31 day of March, 2026.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27
Date

Notary's Seal (if on paper)