Karen Johnson Davidson County
Batch# 1405115 DEEDWARR
04/14/2026 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,534.50
20260414-0030303

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

BRANDI BRASCH
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Actual consideration or value, whichever is greater is $685,000.00.

Affiant

Subscribed and sworn before me this the 9th day of April, 2026.

Notary Public
My commission expires: 6/16/29

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Angela Lynne Plasschaert	New owner	175-05-0A 040.00
348 Red Feather Lane		
Brentwood, TN 37027		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EMILY MUELLER, A SINGLE WOMAN**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **ANGELA LYNNE PLASSCHAERT AND KEVIN NICHOLAS PLASSCHAERT, SR, HUSBAND AND WIFE**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Phase Four, Oakmont Subdivision of record in Plat Book 7900, Page 479, amended in Plat Book 9700 Page 881, 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 William O. Dysart, a single man, by deed dated 06/17/2022, from Schwerter Consulting, LLC, a California Limited Liability Company, of record in Instrument No. 20220628-0073927, Register's Office for said County. The said William O. Dysart having since deceased on July 14, 2024 and his Last Will and Testament having been probated in Case No. 24P1587, in the Probate Court for Davidson County, Tennessee. The said Emily Mueller having been named the sole beneficiary of the said estate.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 348 Red Feather Lane, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

EM

Witness my hand this the 9th day of April, 2026.

Emily Mueller
Signed with Stavvy

Emily Mueller

STATE OF TENNESSEE
COUNTY OF Coffee

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Emily Mueller, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of April, 2026.

My commission expires: 4/17/2028

Justin Mooneyham
Signed with Stavvy

Notary Public

JUSTIN MOONEYHAM
State of Tennessee Notary Public
County of Coffee
My Commission Expires April 17, 2028

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

DocumentId:: 1059151

202604140030303

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 04/09/2026 (date of document).

Affiant Signature

4/14/2026

Date

State of Tennessee

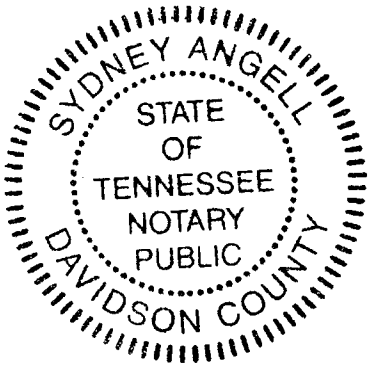
County of Williamson

Sworn to and subscribed before me this 14th day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL



202604140030303