PREPARED BY (AND RETURN TO):

*Ivey Title, LLC*

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
*Phone (615) 298-3312 - Fax (615) 292-8746*

*Christy Wilkins Ivey*

*Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 1414917 DEEDWARR
05/01/2026 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,885.63
20260501-0039035

Ivey Title, LLC Ref: (DL) Title No.: 64385
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Amanda DePriest Ott<br>Joseph Edward Schmits<br>6752 Autumnwood Dr.<br>Nashville, TN 37221 | New Owner |

**TAX MAP PARCEL NUMBERS:** 155080C25100CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$779,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **PAUL DAVID GALLOWAY AND KAREN EUBANKS, HUSBAND AND WIFE,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **JOSEPH EDWARD SCHMITS, AN UNMARRIED MAN AND AMANDA DEPRIEST OTT, AN UNMARRIED WOMAN,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 7, on the Plan of Poplar Creek Estates, Phase IV of record in Book 9700, page 195, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul David Galloway and Karen Eubanks Galloway by Warranty Deed from Poplar Creek Development Co., dated July 31, 1996, and recorded on August 1, 1996, of record in Book 10142, page 106, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, page 195, said Register's Office, which Plan shows minimum building set back lines and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 9472, page 824, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter of Poplar Creek Estates Homeowners Association of record in Book 7120, page 125, said register's Office.

**This is improved property, known as 6752 Autumnwood Drive, 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 Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 30th day of April, 2026.

**Paul David Galloway** **Karen Eubanks Galloway**

**State of Tennessee**

**County of Davidson**

On this 30th day of April, 2026, before me the undersigned authority, personally appeared Paul David Galloway and Karen Eubanks Galloway, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

My Commission Expires:

**State of Tennessee**

**County of Davidson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $779,900.00.

Affiant

Alexandra McDaniel STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/03/2029 DAVIDSON COUNTY

Sworn and subscribed before me this 30th day of April, 2026.

Notary

My Commission Expires: 9/3/29

Certificate of Authenticity

I, Alex McDaniel, 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 4/30/2026 (date of document).

Affiant Signature

Date: 4/30/2026

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 30 day of April, 2026.

Notary's Signature
My Commission Expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER