Karen Johnson Davidson County
Batch# 1415321 DEEDWARR
05/04/2026 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $5,365.00
20260504-0039590

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260453988**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,450,000.00. Affiant Subscribed and sworn to before me, this 1st day of May, 2026. Notary Public My Commission Expires:

JONATHAN B HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner: Jonathan E. Schwefel and Lori A. Schwefel 1943A Kimbark Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-02-3F-001.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brittany Price, formerly known as Brittany Sears, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan E. Schwefel and Lori A. Schwefel, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Certain real property situate in Davidson County, Tennessee, and described as follows, to wit

Being Unit A as established in Declaration of Covenants, Conditions and Restrictions for 1943 Kimbark Drive Cottages Horizontal Property Regime with Private Elements of record in Instrument No. 20180725-0072039 Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof

Being the same property conveyed to Brittany Sears by Warranty Deed from Volunteer Builders, LLC of record in Instrument No. 20190417-0035165 Register's Office for Davidson County, Tennessee, dated April 16, 2019 and recorded on April 17, 2019. Brittany Sears is n/k/a Brittany Price.

Said property has never been the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1130, Page 102, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180725-0072639, Register's Office for Davidson County, Tennessee.

Charter of 1943 Kimbark Drive Cottages Homeowner's Association of record in Instrument Number 20180801-0075401, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1943A Kimbark Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 1st day of May, 2026.

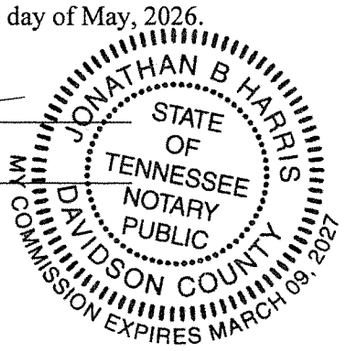
Brittany Price

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brittany Price, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of May, 2026.

Notary Public
My Commission Expires: _____



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 May 1, 2026.

J. Carlton Drumwright

May 1, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 1, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY