Karen Johnson Davidson County
Batch# 1418747 DEEDWARR
05/11/2026 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,605.80
20260511-0042275

(1)

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $434,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF APRIL, 2026. Notary Public MY COMMISSION EXPIRES: 3/16/2029 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Rymarz and Samantha Rymarz		171-03-0B-174.00 CO
(NAME)	(NAME)	
109 Carriage Court	NEW OWNERS	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Dean A. Schanno and wife, and Lieve C. Schanno, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Michael Rymarz and Samantha Rymarz, husband and wife, as tenants by the entirety, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

That Certain Tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 34, Townhomes of Fredericksburg, Revision One, Phase Two, Section Five, Carriage Homes of Fredericksburg, as shown on plat of record in Plat Book 9700, Page 578, revised in Instrument No. 20000804-0077800, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Dean A. Schanno and wife, Lieve C. Schanno by Warranty Deed from Mark N. Edwards and wife, Amy G. Edwards, dated 02/25/2005, of record in Instrument No. 20050301-0022473, as affected by Scrivener's Affidavit, recorded in Instrument No. 20260423-0033773, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 109 Carriage Court, Brentwood, TN 37027

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 30th day of April, 2026.

Dean A. Schanno

Dean A. Schanno

Lieve C Schanno

Lieve C. Schanno

State of Alabama
County of Baldwin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dean A. Schanno and Lieve C. Schanno, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of April, 2026.

Sharon Stafford

Notary Public
My Commission Expires 05-31-2027
(SEAL)

STATE OF ALABAMA NOTARY PUBLIC

SHARON STAFFORD
My Commission Expires
May 31, 2027

RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

TRUE COPY CERTIFICATION

I, Larry N. Westbrook, 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 is a true and exact copy of the original document executed and authenticated according to law on April 30, 2026.

Signature – Larry N. Westbrook

Date: May 11, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 11th day of May, 2026.

Notary Public

My Commission Expires: 9/6/2027

