Karen Johnson Davidson County
Batch# 1419379 DEEDWARR
05/12/2026 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20260512-0042706

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 Davidson

Actual consideration or value, whichever is greater is $525,000.00.

Affiant

Subscribed and sworn before me this the 7 day of May, 2026.

Notary Public
My commission expires: 3-20-28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Hunter Lynne Crossman	Rocket Mortgage, LLC	072-10-0 055.00
1026 Dozier Pl.	1050 Woodward Ave.	
Nashville, TN 37216	Detroit, MI 48226-1906	

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, JOSEPH SCHMITT, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to HUNTER LYNNE CROSSMAN, A SINGLE PERSON, 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.9, and the southwesterly triangle part of Lot 36 on the Plan of Dozier Place of record in Plat Book 974, Page 51, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 9 and part of Lot No. 36 front together 53.3 feet on the southerly side of Dozier Avenue and extends back 165.1 feet on the westerly line and 169 feet more or less on the easterly line to a dead line, measuring 48 feet more or less thereon.

Being the same property conveyed to Joseph Schmitt, an unmarried man, by deed dated 04/11/2024, from Kenneth Wayne Binkley and wife, Belinda Ann Binkley, of record in Instrument No. 20240416-0027045, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1026 Dozier Pl., Nashville, TN 37216.

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.

Witness my hand this the 1 day of May, 2026.

Joseph Schmitt

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joseph Schmitt, 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 1 day of May, 2026.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 5/7/26. (date of document).

Affiant Signature

5|12|26
Date

State of Tennessee

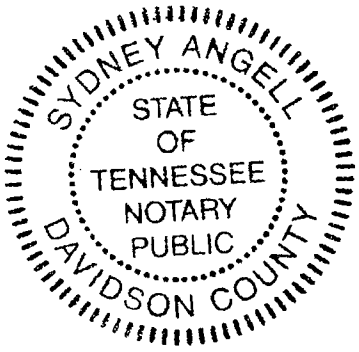
County of Williamson

Sworn to and subscribed before me this 12 day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL



202605120042706