Name and Address of New Owner:
Sahaniqua Janee Williams and Emma Jean Pearson
3849 Woodward Drive
Nashville,TN 37207

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1421929 DEEDWARR
05/19/2026 09:36:30 AM 4 pgs
Fees: $23.00 Taxes: $1,258.00
20260519-0044661

Map & Parcel No: 059-11-0-119.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Christine Holly Schenk and Lane Matthew Hirschfeld, wife and husband**, "the Grantors," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sahaniqua Janee Williams and Emma Jean Pearson,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 408 on the Plan of Section 3, Haynes Manor of record in Plat Book 4175, Page 11, 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 408 fronts 75 feet on the Northwesterly side of Woodland Drive and extends back 135.0 feet between parallel lines to a dead line in the rear measuring 75 feet thereon.

Being the same property conveyed to Christine Holly Schenk, an unmarried woman, and Lane Matthew Hirschfeld, an unmarried man, as tenants in common with the right of survivorship, dated November 12, 2019, of record in Instrument No. 20191118-0118902, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2026 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 3849 Woodward Drive, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8 day of May, 2026.

Christine Holly Schenk by Lane Hirschfeld, Attorney-In-Fact (SEAL)
Christine Holly Schenk by Lane Hirschfeld,
Attorney-In-Fact

_____(SEAL)
Lane Matthew Hirschfeld

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8 day of May, 2026, before me personally appeared Lane Matthew Hirschfeld, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Christine Holly Schenk pursuant to a Specific Power of Attorney March 23, 2026 and filed of record in Instrument No. 20260324-0023267, in the Register's for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of Christine Holly Schenk, as her attorney in fact.

Witness my hand and seal this 8 day of May, 2026.

_____
Notary Public
My Commission Expires: 11.5.29

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8 day of May, 2026, before me personally appeared Lane Hirschfeld and Lane Matthew Hirschfeld, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8 day of May, 2026.

_____
Notary Signature
My commission expires: 11.5.29

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $340,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 8 day of May, 2026.

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

Notary Signature
My commission expires: 9.5.2028

Certificate of Authenticity

I, Holly A. Mason, 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 11 2026.

Affiant Signature

5/14/26
Date

State of Tennessee
County of Davidson

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

Notary's Signature (Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026