Karen Johnson Davidson County
Batch# 1423463 DEEDWARR
05/21/2026 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20260521-0046143

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*

Ivey Title, LLC Ref: (LM) Title No.: 64449
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Evan Christopher Bradds MacKenzie A. Bradds 109 B Oceola Ave Nashville, TN 37209	Xpert Home Lending Inc. 1100 Satellite BLVD NW Suwanee, Georgia 30024

TAX MAP PARCEL NUMBERS: 103023D00400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$750,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew J. Schneider and Morgan Alexandra Schneider, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Evan Christopher Bradds and MacKenzie A. Bradds, husband and wife,** 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 Unit 4, as established by Declaration of Covenants, Conditions and Restrictions for Oceola Place, a Horizontal Property Regime with Private Elements of record as Instrument No. 20190226-0017503 and being shown on Plat attached thereto as Exhibit " C", in the Register' s Office for Davidson, County, Tennessee, to which Plan reference is hereby made for a more completed description of the property.

Being the same property conveyed to Andrew J. Schneider and Morgan Alexandra Schneider, husband and wife by Warranty Deed from High Definition Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20200917-0106404 Register's Office for Davidson County, Tennessee, dated September 10, 2020 and recorded on September 17, 2020.

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 Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Oceola Place, of record in Instrument No. 20190226-0017503, amended in Instrument No. 20201022-0123112, 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. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20171002-0100389, said Register's Office. Charter of Oceola Place Homeowners Association, Inc., of record in Instrument No. 20160926-0100957, said Register's Office.

This is improved property, known as 109 B Oceola Avenue, Nashville, TN 37209

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 20th day of May, 2026.

Andrew J. Schneider

Morgan Alexandra Schneider

State of Tennessee

County of Davidson

On this 20th day of May, 2026, before me the undersigned authority, personally appeared Andrew J. Schneider and Morgan Alexandra Schneider, 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

My Commission Expires: _____

Notary

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: $750,000.00.

Affiant

Sworn and subscribed before me this 20th day of May, 2026.

Notary

My Commission Expires: 7/25/29

Lynn McAlister
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Ryan Bafford, 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 20, 2026
Date

Affiant Signature

5/20/2026
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 20th day of May, 2026

Notary's Signature

My commission expires 7/25/29
Date

Notary's Seal (if on paper)

Lynn McAlister
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202605210046143