Karen Johnson Davidson County
Batch# 1425508 DEEDWARR
05/27/2026 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,335.70
20260527-0048075

Name and Address of New Owner:
Robert Schmidt
3113 Chambley Court
Hermitage, Tennessee 37076

Send Tax Bills To:
Same As New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216
File No. GNT-26-4615

Map & Parcel No: 087-01-0A-078.00

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, **WJF, LLC, an Arizona Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Robert Schmidt, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 115, on the Plan of Section Two, Chesney Glen, a Planned Unit Development, of record in Plat Book 9700, Page 434, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Carolina Serrano, a married person, by Warranty Deed from Sherry K. Gregory, dated November 23, 2005 and recorded December 1, 2005 in Instrument No. 20051201-0144423, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to WJF, LLC, by Quitclaim Deed from the United States of America, pursuant to Interlocutory Sale of Real Estate, of record in Instrument No. 20150507-0041820, Register's Office of Davidson County, Tennessee, dated April 30, 2015 and recorded May 7, 2015. See also Order of Forfeiture of record in Instrument No. 20140905-0081424, Order for Sale of Real Property in Instrument No. 20150212-0013168, and Final Order of Record in Instrument No. 20150618-0058020, said Register's Office.

FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as **3113 Chambley Court, Hermitage, Tennessee 37076.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 21st day of May, 2026.

WJF, LLC, an Arizona Limited Liability Company

By: _____
Damian Walsh, Managing Member

State of Illinois
County of Cook

Before me, Desree M Peralta of the state and county mentioned, personally appeared Damian Walsh, Managing Member with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Managing Member of WJF, LLC, the within named bargainor, a Limited Liability Company, and that as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member.

Witness my hand, at office, this 21st day of May, 2026.

Desree M Peralta
Notary's Signature
My commission expires: 12/14/2027

Official Seal
DESIREE M PERALTA
Notary Public, State of Illinois
Commission No. 904891
My Commission Expires December 14, 2027

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF Rutherford)

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 $361,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Heather Lee
(Affiant)

Sworn to and subscribed before me this
21st day of May, 2026.

Tricia L. Ortiz
Notary Public
My commission expires: 12/02/28

TRICIA L. ORTIZ
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/02/2028
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 5/21/26 (date of document).

Affiant Signature

5/27/26
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 27th day of May, 2026.

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 01/21/2029