Karen Johnson Davidson County
Batch# 1426575 DEEDWARR
05/29/2026 08:59:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260529-0048641

Send tax bills to:
ALANNAH MADISON SCHWARTZ
625 MARKHAM STREET
NASHVILLE, TN 37214

Name and address of new owner:
ALANNAH MADISON SCHWARTZ
625 MARKHAM STREET
NASHVILLE, TN 37214

This instrument prepared by:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

Recordation Requested By/Return to:
DOMA TITLE INSURANCE
700 HIGHLANDER BLVD., SUITE 450
ARLINGTON, TX 76015
File No. CH-428395

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

Map parcel number: 096020B08100CO

WARRANTY DEED

Exempt Pursuant to T.C.A. Code 67-4-409(a)(1)(D)

This Deed executed this 21st day of MAY 20 26, for good consideration of **Ten and 00/100 Dollars ($10.00)**, I (We) **ALANNAH MADISON SCHWARTZ, UNMARRIED AND DEAN STEWART SCHWARTZ, MARRIED** whose mailing address is 625 MARKHAM STREET, NASHVILLE, TN 37214, hereby bargain, deed, and convey to **ALANNAH MADISON SCHWARTZ, UNMARRIED** whose mailing address is 625 MARKHAM STREET, NASHVILLE, TN 37214, the following described land in DAVIDSON County, Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 81 ON THE PLAN OF MARKHAM EAST, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN EXHIBIT "B" IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION AT INSTRUMENT NO. 20220120-0007683 AND AMENDED IN INSTRUMENT NO. 20230803-0060209 AND INSTRUMENT NO. 20230807-0061033, AND SHOWN ON THE FINAL PLAT OF MARKHAM EAST, OF

RECORD IN INSTRUMENT NO. 20220215-0017540, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY. IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE.

Being the same premises conveyed to Alannah Madison Schwartz, an unmarried woman and Dean Stewart Schwartz, a married man from AT3 Markham East, LLC, a Delaware Limited Liability Company by Deed dated 12/15/2023, and recorded on 12/19/2023 as Instrument No. 20231219-0097758 in the Register of Deeds Office for DAVIDSON County, Tennessee.

APN: 096020B08100CO
Property Address: 625 MARKHAM STREET, NASHVILLE, TN 37214
This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 22 day of May, 20 26.

Alannah Madison Schwartz
ALANNAH MADISON SCHWARTZ

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 22 day of May, 20 26, before me personally appeared **ALANNAH MADISON SCHWARTZ,** to me known to be the person(s) described in and who executed the foregoing instrument and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.
(Seal)

Lee V Moore
Notary Public
My Commission Expires: 03/06/2029

LEE V MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 6, 2029

WITNESS the hands and seal of said Grantors this 21st day of May, 2026.

Dean Stewart Schwartz

DEAN STEWART SCHWARTZ

STATE OF California)
) SS.
COUNTY OF Santa Cruz)

On this 21st day of May, 2026, before me personally appeared **DEAN STEWART SCHWARTZ,** to me known to be the person(s) described in and who executed the foregoing instrument and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.
(Seal)

D. Robinson

Notary Public
My Commission Expires: 08/19/2029

D. ROBINSON
Notary Public - California
Santa Cruz County
Commission # 2527944
My Comm. Expires Aug 19, 2029

OATH OF VALUE STATEMENT

STATE OF TEXAS
COUNTY OF TARRANT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant LATOYA MORTON

Sworn to and subscribed before me, this the 28th day of MAY, 2026

Notary Public
My commission expires: 02/28/2027
SEAL

Melinda R Spink
My Commission Expires
2/28/2027
Notary ID129889968

Tennessee Certification of Electronic Document

I, Litisha Evans, 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 21, 2026 (date of document).

Litisha Evans, Affiant

May 28, 2026
Date

State of TEXAS

County of TARRANT

Sworn to and subscribed before me this 28 day of May, 2026.

Melinda R Spink
My Commission Expires
2/28/2027
Notary ID129889968

Notary's Signature

MY COMMISSION EXPIRES: 2/28/2027

NOTARY'S SEAL