Karen Johnson Davidson County
Batch# 1427696 DEEDWARR
06/03/2026 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $4,181.00
20260603-0050216

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $1,130,000.00.

Affiant

Subscribed and sworn before me this the 28th day of May, 2026.

Notary Public
My commission expires: 3-20-28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Vincent Ames	New Owner	117-04-0E 002.00
1822 Wildwood Ave.		
Nashville, TN 37212		

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, MICHAEL THOMAS SCHRAMPF AND JENNIFER JANE SCHRAMPF, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to VINCENT AMES AND DIANA J. AMES, HUSBAND AND WIFE, 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:

Situated in Davidson County, Tennessee, being Unit B of Wildwood Townhomes, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Wildwood Townhomes of record in Instrument No. 20061009-0125162, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Wildwood Townhomes, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20061009-0125162, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being the same property conveyed to Michael Thomas Schrampf and Jennifer Jane Schrampf, husband and wife as joint tenants with rights of survivorship by Warranty Deed from Patricia Smith, an unmarried woman, dated 11/8/2021 and recorded 11/15/2021 in Instrument No. 20211115-0151334, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1822 Wildwood Ave., Nashville, TN 37212.

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 28th day of May, 2026.

Michael Thomas Schrampf

Jennifer Jane Schrampf

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael Thomas Schrampf and Jennifer Jane Schrampf, 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 28th day of May, 2026.

My commission expires: 6/14/2026

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

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 5/28/26. (date of document).

Affiant Signature

6/2/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2 day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202606030050216