Karen Johnson Davidson County
Batch# 1435147 DEEDWARR
06/17/2026 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,846.30
20260617-0054965

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of June, 2026

Notary Public

MY COMMISSION EXPIRES: 01/30/2029 (AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

File No. EM-26-2563

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Samuel Schnitzer | New Owner | |
| (NAME) | (NAME) | |
| 882 West Sharpe Avenue | | 082-04-0-202.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Todd Morrissette and Andrea Morrissette, a married couple,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samuel Schnitzer, unmarried** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Thornby Place of record in Book 332, Page 3, in the Register's Office for said County.**

**Said Lot No. 81 fronts 50 feet on the Southerly side of West Sharpe, formerly Osage Avenue and runs back between parallel lines, 147 feet to an alley.**

**Being the same property conveyed to Todd Morrissette and Andrea Morrissette, a married couple by Warranty Deed from Wendy Swaby, a married woman and Josh Sweat of record in Instrument No. 20201130-0138991 Register's Office for Davidson County, Tennessee, dated November 12, 2020 and recorded on November 30, 2020.**

**This is property more commonly known as 882 West Sharpe Avenue, Nashville, TN 37206.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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/our hand this 10 day of June, 2026.

Todd Morrissette

Andrea Morrissette

STATE OF Colorado
COUNTY OF Denver

On this 10 day of June, 2026, before me personally appeared Todd Morrissette, Andrea Morrissette and , 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 10 day of June, 2026.

Notary Signature
My commission expires: 5/23/2027

MELISSA WASILIK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154014111
MY COMMISSION EXPIRES MAY 23, 2027

## Certificate of Authenticity

I, Linzie Hahn, 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 6/10/26.

Date

Affiant Signature

6/10/26

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 10th day of June, 2026.

Notary's Signature

My Commission Expires: —

Notary's Seal (if on paper)

ANNA E SCANLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-23-2028