WARRANTY DEED

Karen Johnson Davidson County
Batch# 1435234 DEEDWARR
06/17/2026 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $7,400.00
20260617-0055074

File #26-TL-0922-C

(SEAL) C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF June, 2026.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mark Schallenberger and Kaitlyn Schallenberger	**Guaranteed Rate, Inc.**	
(NAME)	(NAME)	
922 Lawrence Avenue	**3940 North Ravenswood Avenue**	**105 13 0 295.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Chicago, IL 60613**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

CALLIE BARTZ AND RYAN BARTZ, WIFE AND HUSBAND,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MARK SCHALLENBERGER AND KAITLYN SCHALLENBERGER, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the West 50 feet of Lot No. 86 on the Plan of WAVERLY PLACE of record in Plat Book 57, Page 95, in the Register's Office for Davidson County, Tennessee.

Said portion of Lot No. 86 fronts 50 feet on the North side of Lawrence Avenue and runs back between parallel lines, 163.3 feet on the West line and 165 feet, more or less on the East line to an alley, on which it measures 50 feet thereon.

Being the same property conveyed to Callie Bartz and Ryan Bartz, wife and husband by Warranty deed from Brian Perkins and Lauren Perkins, husband and wife, of record in Instrument No. 20200706-0072398, in the Register's Office of Davidson County, Tennessee, dated July 2, 2020 and recorded on July 6, 2020.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WAVERLY PLACE, as recorded in Plat Book 57, Page(s) 95.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Accessory Dwelling, Detached Historical recorded in Instrument No. 20180629-0062951.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **922 Lawrence Avenue, Nashville, TN 37204.**

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 11th day of June, 2026.

Callie Bartz by Ryan Bartz her attorney in fact
Callie Bartz by Ryan Bartz, her Attorney-In-Fact

Ryan Bartz
Ryan Bartz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RYAN BARTZ**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **CALLIE BARTZ**, and who acknowledged he/she/they executed the same as the free act and deed of the said **CALLIE BARTZ**.

Witness my hand and official seal this **11th** day of **June, 2026**.

C. Loy Carney
Notary Signature
My Commission Expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of June, 2026, before me personally appeared Ryan Bartz, 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 11th day of June, 2026.

C. Loy Carney
Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

True Copy Certification

I, **Tammy Carney,** 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 this the 11 day of June, 2026.

Affiant Signature
Date 6-11-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 11 day of June, 2026.

Notary's Signature
MY COMMISSION EXPIRES: 10/4/27

JODI JACKSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON