Name and Address of New Owner:
Gabrielle and Reagan Schmidt
8012 Poplarwood Road
Nashville, TN 37221

Send Tax Bills To:
Legacy Home Loans
408 Highway 76
White House, TN 37188-9201

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216
File No. GNT-26-4665

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-L-26-8012

Karen Johnson Davidson County
Batch # 1436538 DEEDWARR
06/22/2026 12:22:37 PM 2 pgs
Fees: $13.00 Taxes: $2,773.15
20260622-0055993

Map & Parcel No: 155-03-0C-002-00

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, **MTM Homes, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Gabrielle Schmidt and Reagan Schmidt, Wife and Husband,** the Grantees," the following described real estate in Davidson County, Tennessee:

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. 2 on the Plan of Poplar Wood, Section I, A Planned Unit Development, as of record in Book 9700, Page 196, Register's Office for Davidson County, Tennessee, to which description is hereby made for a more complete and accurate description

Being the same property conveyed to Lakeview Loan Servicing, LLC by Trustees Deed from Wilson and Associates, PLLC of record in Instrument No. 20250228-0014960 Register's Office for Davidson County, Tennessee, dated February 25, 2025 and recorded on February 28, 2025.

Being the same property conveyed to the Secretary of Veteran Affairs, an Officer of the United States of America, successors and assigns, by Special Warranty Deed Deed from Lakeview Loan Servicing, LLC of record in Instrument No. 20250326-0022582 Register's Office for Davidson County, Tennessee, dated March 6, 2025 and recorded on March 26, 2025.

Being the same property conveyed to MTM Homes, LLC, a Tennessee Limited Liability Company, by Warranty Deed from the SECRETARY OF VETERANS AFFAIRS, an Officer of the United States of America, whose address is Department of Veterans Affairs, 810 Vermont Ave. N.W., Washington, DC 20420, of record in Instrument No. 20260212-0011363 Register's Office for Davidson County, Tennessee, dated January 28, 2026 and recorded on February 12, 2026.

Being improved property known as **8012 Poplarwood Road, Nashville, TN 37221.**

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 Grantees, and the Grantees' 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 18th day of June, 2026.

MTM Homes, LLC, a Tennessee Limited Liability Company

By: _____
Mark McGlothlin, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Ashlynn Hengemihle of the state and county mentioned, personally appeared Mark McGlothlin, Sole 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 Sole Member of MTM Homes, LLC, the within named bargainor, a Limited Liability Company, and that as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand, at office, this 18th day of June, 2026.

_____
Notary's Signature
My commission expires: 11/28/27

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 $749,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 18th day of June, 2026.

_____
Notary's Signature
My commission expires: 1-22-29

CANDIS A. THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-22-2029