**Prepared By & Return To:**
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
B-26-2581

Karen Johnson Davidson County
Batch# 1438690 DEEDWARR
06/26/2026 03:51:30 PM 4 pgs
Fees: $23.00 Taxes: $1,487.40
20260626-0058203

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $402,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of June, 2026

Notary Public

Commission Expires: 11/15/28

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Christal Trigg and Justin Trigg<br>4444 Frost Street<br>Nashville, TN 37214 | United Wholesale Mortgage, LLC<br>585 South Boulevard East<br>Pontiac, MI 48341 | 062-02-0B-144.00-CO |

# WARRANTY DEED

FOR AND IN 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,

**Douglas Brian Schnitzer and Sarah Marie Schnitzer, Trustees of Douglas Brian Schnitzer and Sarah Marie Schnitzer Living Trust Dated May 30th, 2024**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Justin Trigg and Christal Trigg, husband and wife, as joint tenants with full rights of survivorship**

HEREINAFTER CALLED THE GRANTEES, 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. 77 on the Plan of First Amendment, Abbington Park, Phase One - Section Three of record in Plat at Instrument No. 20040728-0090230, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Douglas B. Schnitzer and Sarah M. Schnitzer, husband and wife by Warranty Deed from Olivia Westbrook and Wynn Westbrook, wife and husband of record in Instrument No. 20211011-0136565 Register's Office for Davidson County, Tennessee, dated October 07, 2021 and recorded on October 11, 2021.

Being the same property conveyed to Douglas Brian Schnitzer and Sarah Marie Schnitzer Living Trust Dated May 30th, 2024 by Trustee's Quitclaim Deed from Douglas Brian Schnitzer and Sarah Marie Schnitzer, as husband and wife of record in Instrument No. 20240621-0046562 Register's Office for Davidson County, Tennessee, dated June 20, 2024 and recorded on June 21, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4444 Frost Street, Nashville, TN 37214

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 so 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.

Dated this the 24 day of June, 2026.

Douglas Brian Schnitzer and Sarah Marie Schnitzer Living Trust Dated May 30th, 2024

By: _____
Douglas Brian Schnitzer, Trustee

By: _____
Sarah Marie Schnitzer, AKA Sarah Marie Olson, Trustee

STATE OF Colorado
COUNTY OF Jefferson

On this 24 day of June, 2026, before me personally appeared Douglas Brian Schnitzer and Sarah Marie Schnitzer, AKA Sarah Marie Olson, Trustees of Douglas Brian Schnitzer and Sarah Marie Schnitzer Living Trust Dated May 30th, 2024, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24 day of June, 2026.

_____
Notary Signature
My commission expires: 9.25.2028

KRISTINE HODGES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204033451
MY COMMISSION EXPIRES 09/25/2028

# Certificate of Authenticity

I, Joshua A. Terry, 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 6/24/26.

Affiant Signature – Joshua A. Terry

6/26/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/26/26.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON