BOX 10-A

Karen Johnson Davidson County
Batch # 1440423 DEEDWARR
06/30/2026 09:00:15 AM 3 pgs
Fees: $18.00 Taxes: $2,861.95
20260630-0058862

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $773,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 10/04/2027
(AFFIX SEAL)

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
111 Westwood Place, Suite 160
Brentwood, TN 37027

02-NSH26-11470

Address of New Owner:	Send Tax Bills to:	Tax Information:
Karissa R McDonald 320 Mayfield Station Brentwood, TN 37027	Pioneer Federal CU 1310 Kanawha Blvd. E. Charleston WV 25301	171-08-0A-135.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cliff Marcus Schonewill and Yuri Seo, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Karissa R McDonald, a single woman**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being Lots 135 and part of 126 on the Resubdivision of Cottonport Plantation, Phase I, of record in Book 8250, Page 870, (erroneously referred to as Book 8250 Page 890, in previous deed of record) which voids, vacates and supersedes the recording of lots 135 and 126 on, Plat of record in Book 6900, Page 529 and 530, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Cliff Marcus Schonewill and Yuri Seo, husband and wife by Warranty Deed from Daniel McKinnon and Jananne McKinnon, husband and wife of record in Instrument No. 20210917 0125041 Register's Office for Davidson County, Tennessee, dated September 14, 2021 and recorded on September 17, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 320 Mayfield Station, Brentwood, TN 37027

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 26th day of June, 2026

Cliff Marcus Schonewill

Yuri Seo

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Cliff Marcus Schonewill and Yuri Seo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at _____ (City), _____(State), this 26th day of June, 2026.

_____
Notary Public
My Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of **Orange**

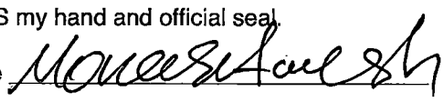
On **June 26, 2026** before me, Mona Setayesh, Notary Public,

personally appeared **Cliff Marcus Schonewill and Yuri Seo**

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)

