Karen Johnson Davidson County
Batch# 1442710 DEEDWARR
07/07/2026 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20260707-0060819

WARRANTY DEED

(SEAL)
CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July, 2026.

Notary Public
MY COMMISSION EXPIRES:

File #26-TL-0200-C

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)
Ashley White and Kimberly White	**Legacy Home Loans dba Steadfast Mortgage**	
(NAME)	**2 Cadillac Drive**	**119 02 0 072.00**
200 Stirton Road (ADDRESS)	(ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (ZIP)	**Brentwood TN 37027** (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,

PIERRE SCHRAMBACH AND MACKENZIE SCHRAMBACH, A MARRIED COUPLE,

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

ASHLEY WHITE, AN UNMARRIED WOMAN, AND KIMBERLY WHITE, A MARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

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 all of Lot No. 30 on the Plan of CUNNINGHAM HEIGHTS, according to survey and Plat of same appearing of record in Plat Book 2331, Page 76, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Pierre Schrambach, single and Mackenzie Woodson, single, as joint tenants with right of survivorship, by Warranty Deed from Nicholle Larson, an unmarried woman, of record in Instrument No. 20220901-0098620, in the Register's Office of Davidson County, Tennessee, dated August 31, 2022 and recorded on September 01, 2022. The said Pierre Schrambach and Mackenzie Woodson having since married, the said Mackenzie Woodson is now known as Mackenzie Schrambach.

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 CUNNINGHAM HEIGHTS, as recorded in Plat Book 2331, Page(s) 76.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **200 Stirton Road, Nashville, TN 37210**.

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 1st day of July, 2026.

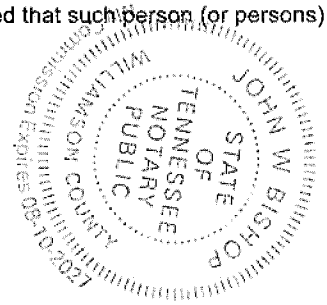
Pierre Schrambach

Mackenzie Schrambach

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of July, 2026, before me personally appeared Pierre Schrambach, 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 1st day of July, 2026.

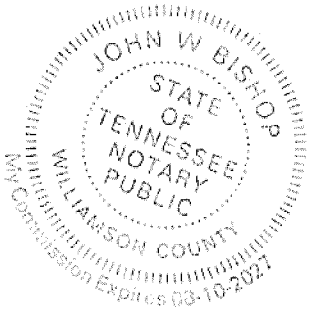


Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of July, 2026, before me personally appeared Mackenzie Schrambach, 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 1st day of July, 2026.



Notary Signature
My commission expires:

Please Return to:

Magnolia Title & Escrow
1526 Hunt Club Blvd, Unit 510
Gallatin, TN 37066

Certificate of Authenticity

I, Christina Higgins, 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 7/1/2026.

Date

Affiant Signature

7/1/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of July, 2026.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029