WARRANTY DEED

(SEAL)

CHRISTIAN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-12-2030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF July, 2026.

Notary Public
MY COMMISSION EXPIRES:

File #26-TL-7819-CB

Karen Johnson Davidson County
Batch# 1443216 DEEDWARR
07/08/2026 10:19:30 AM 4 pgs
Fees: $23.00 Taxes: $1,461.50
20260708-0061492

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)
Allison Schmitter	**On Point Mortgage, LLC**	
(NAME)	(NAME)	**173 09 0A 207.00**
7819 Heaton Way	**1310 Lischey Avenue ORD 204**	
(ADDRESS)	**Nashville, TN 37207**	
Nashville, TN 37211		
(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,

JOHANNA O'CONNOR, A SINGLE WOMAN, AND JACQUELIN O'CONNOR, A SINGLE WOMAN,

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

ALLISON SCHMITTER, unmarried

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 Lot 153, as shown on the Plan of PHASE "B" LENOX VILLAGE, of record in Instrument No. 20031024-0157237, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Johanna O'Connor, a single woman and Jacquelin O'Connor; a single woman as tenants in common with rights of survivorship, by Warranty Deed from Pamela A. Hall, unmarried, of record in Instrument No. 20201203-0140633, in the Register's Office of Davidson County, Tennessee, dated November 30, 2020, and recorded on December 03, 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 PHASE "B" LENOX VILLAGE, as recorded in Instrument No. 20031024-0157237.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF MARSHALL T. POLK'S FARM, as recorded in Book 421, Page 146.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032826; Supplemental Declaration recorded in Instrument No. 20021226-0158458; Instrument No. 20040526-0062220; Instrument No. 20050324-0032209; Instrument No. 20050815-0096405; Instrument No. 20060120-0007914; Instrument No. 20060321- 0032383 and Instrument No. 20080326-0030439; as being amended in Instrument No. 20070103- 0001284; Instrument No. 20070830-0104306 and Instrument No. 20220228-0022407.
* Covenants, Conditions and Restrictions as set forth in Master Deed Restrictions recorded in Instrument No. 20020315-0032825; Supplemental recorded in Instrument No. 20021226-0158459;
  Instrument No. 20060120-0007913; Instrument No. 20060321-0032382 and amendment recorded in Instrument No. 20080326-0030449.
* Easement for Grant, recorded in Instrument No. 20130916-0097049.
* Stormwater Detention Agreement as set forth in instrument recorded in Book 7361, Page 230 and Instrument No. 20020408-0042676.
* Charter for Lenox Village Neighborhood Association, Inc., recorded as Instrument No. 20020412- 0045831.
* Common Open Space Deed recorded as Instrument No. 20020501-0053757, Re-Recorded in Instrument No. 20020507-0056338.
* Common Open Space Deed recorded as Instrument No. 20180416-0035579.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **7819 Heaton Way, Nashville, TN 37211**.

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 3rd day of July, 2026.

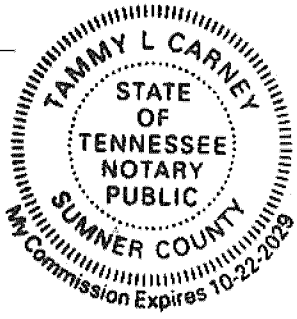
Johanna O'Connor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of July, 2026, before me personally appeared Johanna O'Connor, 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 3rd day of July, 2026.

Notary Signature
My commission expires:



This is ____ **unimproved** __X___ **improved** property known as: 7819 Heaton Way, Nashville, TN 37211.

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 3rd day of July, 2026.

Jacquelin O'Connor

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ St. Johns

On this 3rd day of July, 2026, before me personally appeared Jacquelin O'Connor, 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 3rd day of July, 2026.

Notary Signature
My commission expires: 2.21.2027

DAWN V. CARTER
Notary Public - State of Florida
Commission # HH 033434
My Comm. Expires Feb 21, 2027
Bonded through National Notary Assn.

Certificate of Authenticity

I, Leslie Hayes, 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 7/3/2026.

Date

Affiant Signature

7/7/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7th day of July, 2026.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)