# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1443793 DEEDWARR
07/10/2026 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20260710-0062277

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 9TH DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 4-22-2026

(AFFIX SEAL)

KIM ROGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Michael Stahl & Margaret Schaper | American Pacific Mortgage Corporation and/or Warehouse Lenders | 052-12-0-065.00 |
| (NAME) | (NAME) | |
| 612 Canton Pass | 3000 Lava Ridge Ct, Ste 200 | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | Roseville, CA 95661 | |
| (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 considerations, the receipt of which is hereby acknowledged, I/we Gerald Rowe, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Michael Stahl, unmarried, and Margaret Schaper, unmarried, as tenants in common with rights of survivorship, hereinafter called the GRANTEE(S), his/her/their 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. 13 on the Plan of Schoolside Heights of record in Plat Book 3700, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.Said Lot No. 13 fronts 61 feet on the Northwesterly margin of Canton Pass and extends back 183.1 feet on the Southerly line and 180.1 feet on the Northerly line to a line in the rear measuring 67.5 feet thereon.

Being the same property conveyed to Gerald Rowe by Warranty Deed from Terry C. Poss and wife, Jill B. Poss, dated 04/22/2016, of record in Instrument No. 20160426-0040502, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 612 Canton Pass, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their assigns forever; and we do covenant with the said

our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 9th day of July, 2026.

Gerald Rowe

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gerald Rowe, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of July, 2026.

Notary Public:
My Commission Expires:




**RETURN TO:**
**Stewart Title Company**
**13026 Lebanon Road, Ste 100**
**Mount Juliet, TN 37122**

## CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 July 9, 2026.

Lissa Groom
Affiant
Date: July 9,2026

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 9 day of July, 20 26

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON