Karen Johnson Davidson County
Batch# 1447768 DEEDWARR
07/16/2026 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20260716-0064163

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-9462-AJ

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of July, 2026.

Notary Public
My Commission Expires: 1/22/30

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Courtney Hicks 2565 Pennington Bend Road Nashville, TN 37214	Churchill Mortgage Corporation 1749 Mallory Lane, Suite 100 Brentwood, TN 37027	073 16 0A 215.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Pamela S. Schlairet, a married woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Courtney Hicks, an unmarried woman** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 215, as shown on the map entitled CUMBERLAND TRACE, of record in Plat Book 5200, page 724, 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 Pamela S. Krueger, a single woman, by Warranty deed from Laura E. Faison Clifton and Phillip E. Clifton, wife and husband, of record in Instrument No. 20180803-0076295, in the Register's Office of Davidson County, Tennessee, dated August 2, 2018 and recorded on August 3, 2018. Pamela S. Krueger has since married and is now known as Pamela S. Schlairet. Edward Schlairet joins in this conveyance to transfer any and all interest he may have in the property whether marital or otherwise.

This is improved property located at: **215 Cumberland Trace, Nashville, TN 37214**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of July, 2026.

GRANTOR:

Pamela S. Schlairet

Edward Schlairet

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Pamela S. Schlairet and Edward Schlairet, the within named bargainor(s), 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of July, 2026.

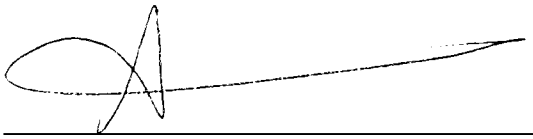
Notary Public
My Commission expires: 1/22/30

CHARLES D LIGHTSEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202607160064163

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 7-13-2026.



Affiant Signature — Date: 7-13-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7-13-2026.

Notary's Signature

My Commission Expires: 4-21-2030



Notary's Seal