Karen Johnson Davidson County
Batch# 1452045 DEEDWARR
07/28/2026 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $425.13
20260728-0068433

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $114,900.00.

Affiant

Subscribed and sworn to me on 07/24/26.

NOTARY PUBLIC

My Commission Expires: 3-20-28

SYDNEY ANGELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Irenka Schmalzried 925 Coarsey Dr. Nashville, TN 37217	SAME AS NEW OWNER	107 13 0A 025.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, James Foster, an unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Irenka Schmalzried, an unmarried woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 925, on the Plan of FOUR MAPLES CONDOMINIUMS, as established by the Master Deed of record in Book 5657, Page 438 as corrected in Book 5660, Page 185 and amended in Book 9263, Book 512 with Amendment to the ByLaws recorded in Instrument No. 20051012-0122820, and as shown on plat of record in Plat Book 5200, Page 283, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to James Foster, Married Man, by Warranty Deed from Tray Turner, a Single Person, of record in Instrument No. 20210115-0007018, in the Register's Office of Davidson County, Tennessee, dated January 11, 2021, and recorded on January 15, 2021.
>
> Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This is improved property known as 925 Coarsey Dr, Nashville, Tennessee 37217.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 07/~~24~~23/26. kc

James Foster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 07/~~24~~23/26, before me personally appeared James Foster, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed. kc

Witness my hand and official seal on 07/~~24~~23/26.

Katherine Cooper
NOTARY PUBLIC

My Commission Expires: 07/02/29

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 7/23/2026 (date of document).

Affiant Signature

7/27/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27th day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

