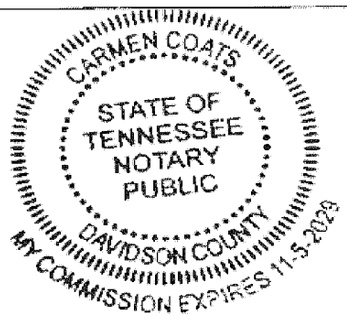
Karen Johnson Davidson County
Batch# 1452167 DEEDWARR
07/28/2026 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $3,326.30
20260728-0068584

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $899,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of July, 2026.

Notary Public

My commission expires: 11/5/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kevin Schaffer and Natalie Smith	Navy Federal Credit Union	083-13-0-549.00
1315 Lillian Street	820 Follin Lane	
Nashville, TN 37206	Vienna, VA 22180	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **CHELSEA AMANDA TOLBERT NKA CHELSEA TOLBERT COOKE, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN SCHAFFER AND NATALIE SMITH, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lying and being in Davidson County, Tennessee, and being Lot No. 2 on the Plan of Final Plat, Re-subdivision part of Lot 109 & 110 on the plan of East Edgefield, of record in Instrument no. 20141007-0092696, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brian Heimerdinger and Caitlin Heimerdinger, husband and wife by Warranty Deed from Jeremy Levin and Lauren Levin, husband and wife of record in Instrument No. 20210727-0100812 Register's Office for Davidson County, Tennessee, dated July 23, 2021 and recorded on July 27, 2021.

Being the same property conveyed to Chelsea Amanda Tolbert, a married person by Warranty Deed from Brian Heimerdinger and Caitlin Heimerdinger, husband and wife of record in Instrument No. 20240806-0060013 Register's Office for Davidson County, Tennessee, dated August 05, 2024 and recorded on August 06, 2024. Chelsea Amanda Tolbert being now known as Chelsea Tolbert Cooke.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1315 Lillian Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

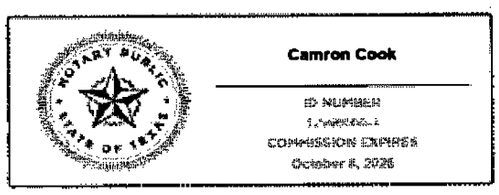
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, 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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of July, 2026.

Chelsea Tolbert Cooke

Chelsea Tolbert Cooke



STATE OF Texas
COUNTY OF Kerr

Personally appeared by audio-video communication before me, the undersigned, a Notary Public in and for the County and State, the within named Chelsea Tolbert Cooke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of July, 2026.

Notary Public

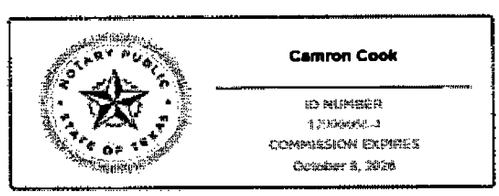
My Commission Expires: 10/08/2026

Electronically signed and notarized online using the Proof platform.

Oisin C. Cooke, spouse of Chelsea Tolbert Cooke, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Oisin C. Cooke

Oisin C. Cooke



STATE OF Texas
COUNTY OF Kerr

Personally appeared by audio-video communication before me, the undersigned, a Notary Public in and for the County and State, the within named Oisin C. Cooke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of July, 2026.

Notary Public

My Commission Expires: 10/08/2026

Electronically signed and notarized online using the Proof platform.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 July 20. 2026

Affiant Signature

28th day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202607280068584