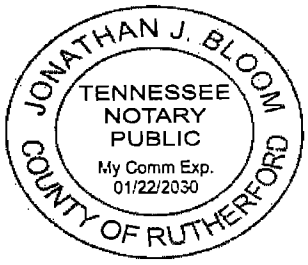
Karen Johnson Davidson County
Batch# 1455577 DEEDWARR
08/04/2026 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20260804-0071660



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $390,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31st day of July, 2026.

NOTARY PUBLIC

My commission expires: 1/22/2030

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Emma Scholl	**NEW OWNERS**	188-10-0A-303.00 CO
(NAME)	(NAME)	
1746 Park Terrace Lane		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Andrea Louise Overby and Vincent John Kubisiak, wife and husband,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Emma Vivian Scholl, unmarried woman, sole ownership,** hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 303 on the Plan of Carothers Crossing, Phase 7, Section 1 A, of record in Instrument No. 20200910-0103215, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrea Louise Overby and Vincent John Kubisiak, wife and husband, by Warranty Deed from Regent Homes, LLC, A Tennessee Limited Liability Company, of record as Instrument No. 20210924-0128907, in the Register's Office for Davidson County, Tennessee, dated September 24, 2021.

This property is __unimproved _X_improved property known as: 1746 Park Terrace Lane, Nolensville, TN 37135.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 30th day of July, 2026.

Andrea Louise Overby

Vincent John Kubisiak

STATE OF WI
COUNTY OF Dane

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrea Louise Overby and Vincent John Kubisiak, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of July, 2026.

Notary Public
My Commission Expires: 3-20-29

Steven Andrew Adams
Notary Public
State of Wisconsin

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **07/30/2026** (date of document).

Jami K Averwater

Affiant Signature

07/31/2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **31st** day of **July**, 2026.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

