Karen Johnson Davidson County
Batch# 1456432 DEEDWARR
08/07/2026 10:00:30 AM 4 pgs
Fees: $23.00 Taxes: $2,627.00
20260807-0072834

WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3721999

Return to:
Steltemeier & Westbrook, PLLC
220 Second Avenue, South
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value for this transfer, whichever is greater, is $ 710,000.00 .

Affiant

Subscribed and sworn to me, this the 3rd day of August 2026.

Notary Public

My commission expires:

Property Address:	**Property owner**:	**Mail tax bills to:**	**Parcel ID:**
1321-B Stratford Avenue Nashville, TN 37216	Brian O. Schwake 1321-B Stratford Ave. Nashville, TN 37216	New Owner	072-03-388.00

THIS INDENTURE is made effective the 3rd day of August, **20**26, by **Cassandra Kilareski Gulbrandsen (formerly known as Cassandra Kilareski) and husband, Evan Gulbrandsen** First Parties, for the purpose of conveying the premises described herein to Brian O. Schwake, a single man, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

W I T N E S S E T H:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 2, on the Plan of Resubdivision of portions of Lot 255 and 256, Inglewood Place, of record in Instrument No. 20130708-0070169, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Cassandra Kilareski, an unmarried woman, by Warranty Deed dated October 16, 2014 from Chris Thomas Homes LLC, recorded at Instrument No. 20141021-0096882, in the Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Davidson County taxes and assessments for the year 2026 and subsequent years; Excepting and reserving that portion of the premises lying in and along the roadbed(s); subject to public and private rights thereon; Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded at Instrument No. 20130708-0070169; all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2026, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

ROEMELLO LEE MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Cassandra Kilareski Gulbrandsen

Evan Gulbrandsen

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Cassandra Kilareski Gulbrandsen** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 8th day of June, 2026.

Roemello Lee Murray
NOTARY PUBLIC

My Commission Expires: July 02, 2029

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Evan Gulbrandsen** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 8th day of June, 2026.

Roemello Lee Murray
NOTARY PUBLIC

My Commission Expires: July 02, 2029

ROEMELLO LEE MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Larry N. Westbrook, 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 August 3, 2026.

Signature – Larry N. Westbrook

Date: August 5, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 5th day of Aug. 2026.

Notary Public

My Commission Expires: 9/6/2027

ANNE M PEWITT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY