Karen Johnson Davidson County
Batch # 1456732 DEEDWARR
08/10/2026 10:19:54 AM 2 pgs
Fees: $13.00 Taxes: $3,256.00
20260810-0073338

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 120
Nashville, TN 37215

# WARRANTY DEED

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$880,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Southern Estates Title & Escrow, LLC, 554 Franklin Road, Suite 103, Franklin, TN 37069

File No.: 26-0247

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Edward O'Neal | NEW OWNER | 103 07 0A 001.00 |
| (NAME) | (NAME) | |
| 5505 Knob Road | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37209 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Eight Hundred Eighty Thousand And No/100 Dollars ($880,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BROOKE M. SCHWARTZ, NOW KNOWN AS BROOKE M. RAPPUHN, AND JONAH G. RAPPUHN, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EDWARD O'NEAL**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Greenway Glen Subdivision of record in Plat atInstrument No. 20090127-0007125, in the Register's Office for Davidson County, Tennessee, to which Plan reference ishereby made for a more complete description of the property.

Being the same property conveyed to Brooke M. Schwartz and Jonah G. Rappuhn, wife and husband, by Warranty Deedfrom Aryaz Sheybani and Alice Hackett, husband and wife, dated the 23rd day of February, 2023, recorded on the 1st day of March, 2023, in Instrument No. 20230301-0014354, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☑ property, known as 5505 Knob Road, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 GRANTEES, their heirs 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 our hands this 27th day of July, 2027.

Jonah G. Rappuhn By Brooke M Schwartz, as Attorney in Fact
Jonah G. Rappuhn
by Brooke M. Schwartz, as Attorney in Fact

Brooke M Schwartz nka Brooke M Rappuhn
Brooke M. Schwartz nka Brooke M. Ruppuhn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
On this 27th day of July, 2026, before me personally appeared Brooke M. Schwartz nka Brooke M. Ruppuhn to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Franklin, Tennessee this 27th day of July, 2026.

JHStacey

Notary Public
My Commission expires: 10-16-29

JENNIFER D STACEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

State of Tennessee
County of Williamson
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brooke M. Schwartz, with whom I am personally acquainted ( or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes herein contained and further acknowledged that she is the Attorney in Fact for Jonah G. Rappuhn and that she is authorized by Jonah G. Rappuhn to execute this instrument on his behalf.

Witness my hand, at office, this 27th day of July, 2026.

JHStacey

Notary Public
My Commission expires: 10-16-29

JENNIFER D STACEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON