Karen Johnson Davidson County
Batch# 1459361 DEEDWARR
08/13/2026 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,433.75
20260813-0075495

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $387,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2026.

Notary Public
MY COMMISSION EXPIRES: 02-05-30
File No. G26-26418

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael Joseph Aschoff and Patricia Anne Aschoff (NAME)	Same as New Owner's (NAME)	173-09-0A-040-00
7345 Althorp Way (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Maureen Lynn McGraw, an unmarried woman, f/k/a Maureen Lynn McGraw Krueger**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Joseph Aschoff, a single man, and Patricia Anne Aschoff, a single woman as Tenants in Common with Right of Survivorship**, 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 located in Davidson County, Tennessee, being Lot No. 38, Revision One, Section Two, Lenox Village, as shown by plat and survey of record in Instrument No. 20020731-0091872, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Maureen Lynn McGraw Krueger by Deed dated April 12, 2024 from Tucker E. Chastain and Brittany D. Chastain, husband and wife, recorded April 17, 2024, in Instrument Number 20240417-0027381, in the Register's Office of Davidson County, Tennessee.

The said Maureen Lynn McGraw and Maureen Lynn McGraw Krueger being one in the same person.

Subject to any and all plats, easements, restrictions, and other matters of record.

This is improved property, known as 7345 Althorp Way, Nashville, TN 37211.

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. Whenever 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/our hand(s) this 7th day of August, 2026.

Maureen Lynn McGraw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of August, 2026, before me personally appeared Maureen Lynn McGraw, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of August, 2026.

Notary Signature
My commission expires:

ROBERT CONNOR WHITAKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMMISSION EXPIRES NOVEMBER 27, 2029

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

CERTIFICATE OF AUTHENTICITY

I, Melissa Jansen, 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 08/07/2026.

Date

Affiant Signature

08/07/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of August, 2026.

Notary's Signature

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/05/2029
DAVIDSON COUNTY

My Commission Expires: _____
Date

Notary's Seal (if on paper)