Karen Johnson Davidson County
Batch# 1459769 DEEDWARR
08/14/2026 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $3,326.30
20260814-0076200

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P26-17718-BW

Official Seal
SENA MAE CROSS
Notary Public, State of Illinois
Commission No. 995605
My Commission Expires December 17, 2026

STATE OF ~~TENNESSEE~~ Illinois
COUNTY OF Cook

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 899,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 05 DAY OF August, 2026.

Notary Public

MY COMMISSION EXPIRES: 12-17-2026

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Colette Marie Becker and Ashton Charles Becker	EVOLUTION MORTGAGE, LLC	091-16-0-153.00
4203 Murray Place	400 ROYAL PARKWAY	
Nashville, TN 37216	NASHVILLE, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **Robert Schinske, a single person and Caitlin Fix, a single person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Colette Marie Becker and Ashton Charles Becker, wife and husband**

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 Tract 35, Block C, on the Map of Greenland Estates, of record in Book 974, Page 13, 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 Robert Schinske, a single person, and Caitlin Fix, a single person by Warranty Deed from The Kendrick Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20231002-0077071, Register's Office for Davidson County, Tennessee, dated September 28, 2023 and recorded on October 02, 2023.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **4203 Murray Place, Nashville, TN 37216**

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 the 05 day of AUGUST, 2026.

Robert Schinske

Caitlin Fix

STATE OF Illinois
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert Schinske,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 05 day of August, 2026.

My Commission expires: 12-17-2026

Notary Public

Official Seal
SENA MAE CROSS
Notary Public, State of Illinois
Commission No. 995605
My Commission Expires December 17, 2026

STATE OF Illinois
COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Caitlin Fix,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 05 day of August, 2026

My Commission expires: 12-17-2026

Notary Public

Official Seal
SENA MAE CROSS
Notary Public, State of Illinois
Commission No. 995605
My Commission Expires December 17, 2026

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 August 6. 2026

Affiant Signature

12th day of August, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of August, 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

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