3/3

WARRANTY DEED

Karen Johnson
Batch # 1462396
08/20/2026 12:40:02 PM
Fees: $13.00 Taxes: $1,554.00

Davidson County
DEEDWARR
2 pgs

20260820-0077681

File No. AP-26-3425

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of August, 2026

Notary Public

MY COMMISSION EXPIRES: 1/22

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON WILLIAMSON COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oliver D. Risch and Stephanie M. Swengrosh Risch	Steadfast Mortgage	
(NAME) 420 Anderson Lane	(NAME) 2 Cadillac Drive	043-05-0-115.00
(ADDRESS) Madison, TN 37115	(ADDRESS) Brentwood, TN 37027	
(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, I/we, **Jackson George Schoos, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Oliver D. Risch and Stephanie M. Swengrosh Risch, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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. 28, Block A on the Plan of Cedarcrest Estates of record in Plat Book 974, Page 15, 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 Jackson George Schoos, an unmarried man by Warranty Deed from Neuhoff Ventures LLC, a Tennessee limited liability company of record in Instrument No. 20180323-0027378 Register's Office for Davidson County, Tennessee, dated March 22, 2018 and recorded on March 23, 2018.

This is property more commonly known as 420 Anderson Lane, Madison, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Effective the 18th day of August, 2026.

Jackson George Schoos

STATE OF Ohio
COUNTY OF Lucas

On this 17 day of August, 2026, before me personally appeared Jackson George Schoos, 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 17 day of August, 2026.

Notary Signature
My commission expires: 11/12/28

NOTARIAL SEAL
STATE OF OHIO

SARAH ANN ROBERTS
Notary Public, State of Ohio
My Commission Expires
11/12/2028