Karen Johnson Davidson County
Batch# 1466947 DEEDWARR
09/02/2026 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,901.80
20260902-0081177

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

| Address New Owner: | Send Tax Bills To: | Map-Parcel No.: |
|---|---|---|
| Thomas E. Schellenberg, Trustee of Thomas E. Schellenberg Revocable Trust dated June 11, 2022 | Thomas E. Schellenberg, Trustee of Thomas E. Schellenberg Revocable Trust dated June 11, 2022<br>1114 S. Smoketree Lake Havasu City, AZ 86403 | 098 09 0A 091.00 |

**GENERAL WARRANTY DEED**

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Candace Peecher-Schellenburg, an unmarried woman, and Ayax Arroyo, a single man, as tenants in common** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Thomas E. Schellenberg, Trustee of the Thomas E. Schellenberg Revocable Trust dated June 11, 2022,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 5404 Mainsail Lane, Hermitage, TN 37076 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Situated and being in the 13th Council Manic District, County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 208, on the Plan of Phase 2A, Lakeshore, as shown by plat appearing of record in Plat Book 7900, Page 425, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Candace Peecher Schellenberg, unmarried woman, and Ayax Arroyo, as tenants in common with rights of survivorship, by Quitclaim Deed from Candace Peecher Schellenberg, unmarried woman, dated October 25, 2022, and recorded December 12, 2022, of record in Instrument No. 20221212-0128653, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Candace Peecher Schellenberg, unmarried woman, by Warranty Deed from Tammy S. Joscelyn, fka Tammy Shree Spencer, and James Harris Joscelyn, Jr., wife and husband, dated October 25, 2022, and recorded October 27, 2022, of record in Instrument No. 20221027-0116544, in the Register's Office for Davidson County, Tennessee. See also: Power of Attorney of record in Instrument No. 20221027-0116543, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 5404 Mainsail Lane, Hermitage, TN 37076.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns

forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 27 day of August, 2026.

Candace Peecher-Schellenburg

Ayax Arroyo

STATE OF California

COUNTY OF Los Angeles

On this 27 day of August, 2026, before me personally appeared Candace Peecher-Schellenburg and Ayax Arroyo, 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 27 day of August, 2026.

Notary Signature
My commission expires: 12/6/27

GREGORY T. MESSER
Notary Public - California
Los Angeles County
Commission # 2472374
My Comm. Expires Dec 6, 2027

**AFFIDAVIT OF VALUE**

STATE OF Tennessee
COUNTY OF Williamson

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $514,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 28 day of August, 2026

Notary Public
My commission expires: 12/16/2028

ROBYN DUBAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES DECEMBER 16, 2028

Certificate of Authenticity

I, _____, 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 8/27/2026 (date of document).

_____
Affiant Signature

Date: 8/28/2028

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn to and subscribed before me this 28 day of August, 2026.

_____
Notary's Signature
My Commission Expires: 2/27/2029

