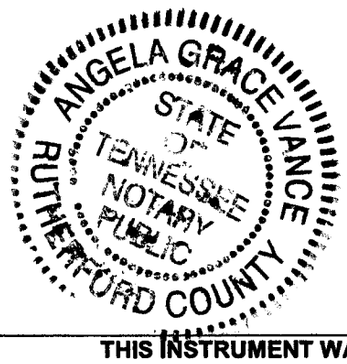
Karen Johnson Davidson County
Batch# 1468073 DEEDWARR
09/03/2026 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.13
20260903-0082119

	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $334,900.00 Affiant Subscribed and sworn to before me, this 28 day of AUGUST, 2026. Notary Public My commission expires: 12.2.28

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Alex Martin Sanchez Corrales **Amy Rebekah Schwartz**	**Primis Mortgage Company**	**06302004500**
1521 Mohawk Trail	**5535 Currituck Dr., Ste. 120**	
Madison, TN 37115	**Wilmington, NC 28403**	

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 HEREBY ACKNOWLEDGE, WE,

Erin Dias, Trustee of The Frierson Family Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alex Martin Sanchez Corrales and Amy Rebekah Schwartz, husband and wife

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. 125 on the Plan of Nawakwa Hills,Powwow Addition, Section No. 4, of record in Book 974, Page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Erin Dias, Trustee of The Frierson Family Trust, by Quitclaim Deed from Karen Frierson, an unmarried woman, dated March 19, 2026, of record in Instrument No. 20260324-0023248, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Anthony Smith, an unmarried man, and Karen Frierson, an unmarried woman, by Quitclaim Deed from Anthony Smith, an unmarried man, dated April 25, 2007, of record in Instrument No. 20070607-0068380, Register's Office for Davidson County, Tennessee. Anthony Smith died October 30, 2024 leaving Karen Frierson as the sole surviving tenant.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1521 Mohawk Trail, Madison, TN 37115.

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 in 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.

_____ Date: 8/25/24
Erin Dias, Trustee of The Frierson Family Trust

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Erin Dias with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE of The Frierson Family Trust and that she is authorized by The Frierson Family Trust to execute this instrument on its behalf.

Witness my hand, at office, this 25 day of August, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 10/4/27

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

Tennessee Certification of Electronic Document

I, Kristen Traini, 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 8/25/26 (date of document).

Affiant Signature

8/1/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 1st day of September 2026.

Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

