Karen Johnson Davidson County
Batch# 1474013 DEEDWARR
09/16/2026 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20260916-0086003

This Instrument Was Prepared By and Return to:
Brentwood Title & Escrow, LLC
342 Cool Springs Blvd., Ste.200
Franklin, TN 37067
File No.: BW26120

Send Tax Bills To:
Movement Mortgage
8024 Calvin Hall Road
Indian Land, SC 29707

New Owner is:
Bruce Carroll and Nikki Carroll
716 Goswell Drive
Nolensville, TN 37135

MAP/PARCEL(S): 188-10-0A-268.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten And No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Michaela M. Schumacher and Samuel J. Schumacher, husband and wife,** hereinafter referred to as Grantor, has/have bargained and sold, and by these presents do transfer and convey unto the said **Bruce Carroll and Nikki L. Carroll, husband and wife,** hereinafter referred to as Grantee, it's heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: 716 Goswell Drive, Nolensville, TN 37135

LAND in Davidson County, Tennessee, being Lot No. 268, on the Plan of Phase 7, Section 1B, Carothers Crossing, of record in Instrument No. 20200910-0103222, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Michaela M. Schumacher and Samuel J. Schumacher, husband and wife, by Warranty Deed from Jessica Lyn Krug, a single woman, dated 3/2/2023 and recorded 3/6/2023 in Instrument No. 20230306-0016036, in the Register's Office of Davidson County, Tennessee.

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.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 11th day of September, 2026.

GRANTOR:

Michaela M. Schumacher

Samuel J. Schumacher

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michaela M. Schumacher and Samuel J. Schumacher, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the within named bargainor(s), and who acknowledged that he/she/they executed the within instrument for the purposes therin contained.

Witness my hand and seal on this the 11th day of September, 2026.

NOTARY PUBLIC
My Commission Expires: 5-28-2029

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $485,000.00.

Affiant

SWORN TO and subscribed before me this 15 day of September, 2026.

Notary Public
My Commission Expires:

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires October 25, 2026 WILSON COUNTY

Certificate of Authenticity

I, Gregg W. Clarke, do hereby make oath that I 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 this 15th day of September, 2026

Affiant Signature — Date: 9/15/2026

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 15th day of September, 2026

Notary Signature

Commission Expiration Date: 4/22/2028

