Karen Johnson Davidson County
Batch# 1476654 DEEDWARR
09/23/2026 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20260923-0088246

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-10333-SXS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of September, 2026.

SAMANTHA WHITTAKER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 1-29-2028

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sharon C. Powers 357 Yorkshire Circle Nashville, TN 37211	New Owner	161 11 0C 030.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Vicki Schmidt, a single woman**, individually, "Grantor", transfer and convey unto **Sharon C. Powers, a single woman** , individually, "Grantee", a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. F-603 on the RESUBDIVISION OF LOT 2, PHASE IV, VILLAGES OF BRENTWOOD, of record in Plat Book 6900, Page 614, 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 Vicki L. Schmidt, by Warranty Deed from Ollie B. Meadors, III and wife, Melody J. Gower Meadors, of record in Book 11046, Page 361, in the Register's Office of Davidson County, Tennessee, dated July 31, 1998 and recorded on August 03, 1998.

This is improved property located at: **357 Yorkshire Circle, Nashville, TN 37211**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public 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, their heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~23rd~~ 22nd day of September, 2026.

GRANTOR:

Vicki Schmidt

Vicki Schmidt

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the of Vicki Schmidt, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~23rd~~ 22nd day of September, 2026.

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 5/21/2030

Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 9/23/2026 (date of document).

Affiant Signature

9/23/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 23 day of September, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL