Karen Johnson Davidson County
Batch# 1476675 DEEDWARR
09/23/2026 12:32:30 PM 2 pgs
Fees: $13.00 Taxes: $1,702.00
20260923-0088265

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 202611669

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$460,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 18th day of September 2026.

Notary Public
My Commission Expires: 11-18-2029

NATALIE LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 18th day of September 2026, among:

COTY JOSEPH SCHMIDT AND KARLEIGH PAIGE SCHMIDT,

HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ANDREA J. SMALL, A MARRIED WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being the easterly 45 feet of the westerly 105 feet of Lots Nos. 58, 59 and 60 on the Map of a Subdivision of Lot No. 3 of the N.H. Hobson Subdivision, as of record in Book 421, page 78, Register's Office for said County.

Said part of said lots fronts 45 feet on the southerly side of Caldwell Street or Dew Street and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Coty Joseph Schmidt and Karleigh Paige Schmidt, husband and wife by deed from Douglas A. Brooks, married, dated April 10, 2019, of record in Instrument No. 20190415-0034060, Register's Office for Davidson County, Tennessee.

Being also known as 1002 Dew Street, Nashville, TN 37206.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of

which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Coty Joseph Schmidt

Karleigh Paige Schmidt

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Coty Joseph Schmidt and Karleigh Paige Schmidt, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of September 2026.

Notary Public
My Commission Expires: _____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-06-2030

Owner Name & Property Address:

Name: Andrea Small
Address: 1002 Dew Street
City, State, Zip: Nashville, TN 37206

Responsible Party For Taxes:

Name: Lending Hand Mortgage
Address: 510 Lentz Drive
City, State, Zip: Madison, TN 37115

Tax ID: 093-04-0-090.00

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 September 18, 2026.

September 23, 2026
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
611 WOODLAND STREET
NASHVILLE, TN 37206
(615) 274-8698

NATALIE LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

State of Tennessee)
County of Davidson)

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

Notary Public: _____

My Commission Expires: 11-18-2029