Karen Johnson Davidson County
Batch# 1483450 DEEDWARR
10/13/2026 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $4,393.38
20261013-0093911

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,187,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF OCTOBER, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

**THIS INSTRUMENT WAS PREPARED BY**
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Roberta Page Himebaugh | **New Owner** | 104 16 0 081.00 |
| (NAME) | (NAME) | |
| 1912 Ashwood Ave | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37212 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Erin F. Schorn n/k/a Erin Schorn Fromson, married,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Roberta Page Himebaugh,a single woman,** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of DAVIDSON, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being the Westerly 75 feet of Lot No. 125 on the Revised Plan of Geo W. Blair's Subdivision of Belmont Heights of record in Book 332, Page 117, in the Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 75 on the Northerly side of Ashwood Avenue and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Erin F. Schorn, single woman, by Warranty Deed from Ashley N. Case, unmarried, dated March 09, 2020, recorded March 09, 2020, as Instrument No. 20200309-0026388, Register's Office for Davidson County, Tennessee. See also Scrivener's Affidavit recorded September 24, 2025, as Instrument No. 20250924-0076318, Register's Office for Davidson County, Tennessee.

Brett A. Fromson joins in this conveyance for the purpose of conveying any and all martial interest he may have in the subject property.

This conveyance is subject to the following:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED PLAN OF GEO W. BLAIR'S SUBDIVISION OF BELMONT HEIGHTS, as recorded in Book 332, Page(s) 117 .
Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20210521-0069499.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 1912 Ashwood Ave, Nashville, TN 37212
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

Effective the 8th day of October , 2026.

Erin F. Schorn n/k/a Erin Schorn Fromson
Erin F. Schorn n/k/a Erin Schorn Fromson

Brett A. Fromson
Brett A. Fromson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 8th day of October , 2026, before me personally appeared Erin F. Schorn n/k/a Erin Schorn Fromson and Brett A. Fromson, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 5/21/2030

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**RETURN TO:**
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

Certificate of Authenticity

I, **Ryan Lux**, 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 **10/8/26**.

Date

Affiant Signature

**10/9/26**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **9** day of **October**, 2026.

Notary's Signature

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

My Commission Expires: _____

Date

Notary's Seal (if on paper)