WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$508,903.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of October, 2026

Notary Public

Commission Expires: 5/8/28

COLEMAN R DIXON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires MAY 8, 2028

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1483805 DEEDWARR
10/14/2026 11:49:30 AM 2 pgs
Fees: $13.00 Taxes: $1,882.94
20261014-0094403

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles Theodore Schmidt	Vanderbilt Mortgage & Finance, Inc. dba Silverton Mortgage	**087-10-0C-003.00CO**
(NAME)	(NAME)	
1208 Wallace Way	1201 Peachtree Street Northeast	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Atlanta, GA 30361	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **BEAZER HOMES, LLC, A DELAWARE LIMITED LIABILTY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES THEODORE SCHMIDT AND DEBRA A. SCHMIDT, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 Unit 1208 on Lot 38 (Part of Lot No. 41), a Private Element, of OVERLOOK AT AARONS CRESS, a Horizontal Property Regime with Private Elements), having been established pursuant to Tennessee Code Annotated 66-27-101, et. seq. by Declaration of Covenants, Conditions and Restrictions for OVERLOOK AT AARONS CRESS appearing of record in Book Instrument No. 20240319-0019022, as Amended and Restated in Instrument No. 20240401-0022191, as further amended in Instrument No. 20251223-0102141, in the Register's Office for Davidson County, Tennessee, together with such rights and interest in the Limited Common Elements and Common Elements associated with ownership of said Unit /Lot as set forth in the said Declaration, of which reference to the Declaration and its Exhibits is hereby made for a more complete and detailed description of the Unit/Lot, the rights and obligations of the Developer and the Unit/Lot Owners, and the By-Laws of the Association.

Reference is further made to the Final Plat Overlook at Aaron's Cress, of record in Instrument No. 20240315-0017965, in the Register's Office of Davidson County, Tennessee, for depiction of Lot No. 41 prior to establishment of the above-described Horizontal Property Regime upon said Lot No. 41.

Being part of the same property conveyed to Beazer Homes, LLC. A Delaware limited liability Company by Warranty Deed dated March 29, 2022, from The LUX Development Group, LLC, a Tennessee limited liability Company and The Wise Group, Inc., A Tennessee Company (a/k/a Wise Group Inc.) of record in Instrument No. 20220413-0042550, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SHOWN ON ANY APPLICABLE RECORDED PLAN, ALL APPLICABLE EASEMENTS, SETBACK LINES, AND RESTRICTIONS OF RECORD; AND ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.

This is **IMPROVED** property, known as **1208 Wallace Way, Hermitage, TN 37076**
(House Number) (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, successors 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, successors 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.

Beazer Homes, LLC, a Delaware limited liability company

Nicholas Kolts

Nicholas Kolts
Director, Division FP &A – Nashville

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Nicholas Kolts, with whom I am personally acquainted or proved upon satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the Director, Division FP &A – Nashville, of Beazer Homes, LLC, a Delaware limited liability company, the within named bargainor, a limited liability company, and that he/she as such Director, Division FP &A – Nashville, being authorized to do so pursuant to Resolution No. BHLLC-2026-01 executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Nicholas Kolts as such Director, Division FP &A – Nashville.

Witness our hands this October 9, 2026.

NOTARY PUBLIC

My Commission Expires: 5/8/28

COLEMAN R DIXON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires MAY 8, 2028

Certificate of Authenticity

I, Anthony N. Greco, 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 the 9th day of October, 2026.

Anthony N. Greco, Affiant — 10/09/2026 Date

State of Tennessee)
County of Davidson)

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

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027