Karen Johnson Davidson County
Batch# 1338601 DEEDWARR
10/27/2025 10:17:30 AM 4 pgs
Fees: $23.00 Taxes: $2,312.50
20251027-0085073

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
VOL-25-5191

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th day of October, 2025

Notary Public

Commission Expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jeffery Schletzer Sheree Schletzer 5112 Kincannon Drive Nashville, TN 37220	New Owner	146-16-0-215.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Alan Lincoln and wife, Cathy Lincoln

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeffery Schletzer and Sheree Schletzer, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 1037, on the Plan of Brentwood Hall Subdivision, Section X, of record in Book 2330, Page 80, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 1037 fronts 65.0 feet on the westerly margin of Kincannon Drive, and extends back 323.9 feet on the northerly line and 288.5 feet on the southerly line, to a line on the rear on which it measures 148.0 feet.

Being the same property conveyed to Alan Lincoln and wife, Cathy Lincoln, by Warranty Deed from Carl S. Horner III and wife, Helane M. Horner dated July 26, 1983 and

recorded July 28, 1986 in Book 6104, Page 88, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5112 Kincannon Drive, Nashville, TN 37220

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 so 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.

Dated this the 24th day of October, 2025.

Cathy Lincoln

Cathy Lincoln

Alan Lincoln

STATE OF Florida
COUNTY OF Duval

DRS

On this 24th day of October, 2025, before me personally appeared Cathy Lincoln and Alan Lincoln, 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's (or persons') free act and deed. **verified using DRIVER LICENSE

Witness my hand, at office, this 24th day of October, 2025.

Darrell Rodney Smith

Notary Signature Darrell Rodney Smith
My commission expires: 01/05/2028

DARRELL RODNEY SMITH
Notary Public - State of Florida
Commission # HH 469836
Expires on January 5, 2028

Notarized remotely online using communication technology via Proof.

recorded July 28, 1986 in Book 6104, Page 88, Register's Office of Davidson County, Tennessee.

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Dated this the 24th day of October, 2025.

Cathy Lincoln

Alan D. Lincoln

Alan Lincoln

STATE OF Florida
COUNTY OF Duval

DRS

On this 24th day of October, 2025, before me personally appeared Cathy Lincoln and Alan Lincoln, 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's (or persons') free act and deed. **verified using DRIVER LICENSE

Witness my hand, at office, this 24th day of October, 2025.

Darrell Rodney Smith

Notary Signature Darrell Rodney Smith
My commission expires: 01/05/2028

DARRELL RODNEY SMITH
Notary Public - State of Florida
Commission # HH 469836
Expires on January 5, 2028

Notarized remotely online using communication technology via Proof.

Certificate of Authenticity

I, Joshua A. Terry, 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 10/24/2025.

Affiant Signature – Joshua A. Terry

10/24/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/24/2025

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-29