THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 251152754** Karen Johnson Davidson County Batch# 1354650 DEEDWARR 12/05/2025 02:16:30 PM 3 pgs Fees: $18.00 Taxes: $1,509.60 20251205-0096939	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $408,000.00. Affiant Subscribed and sworn to before me, this 3rd day of December, 2025. Notary Public My Commission Expires: 11/15/2028 TIFFANY A. GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Sarah Marie Weyhmuller 336 Valeria St Nashville TN 37210	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 119-01-0-359.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rebekah J. McNeilly n/k/a Rebekah Maxwell** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sarah Marie Weyhmuller, an unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of W. G. Thuss Addition of record in Plat Book 332, Page 149, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Said Lot No. 31 fronts 50 feet on the Northerly side of Valeria Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Rebekah J. McNeilly by Warranty Deed from Jessica Lynne Richardson, an unmarried woman of record in Instrument No. 20230130-0006657 Register's Office for Davidson County, Tennessee, dated January 25, 2023 and recorded on January 30, 2023 and Affidavit of Scrivener's error recorded in Instrument No. 20230203-0008160.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 149, Register's Office for Davidson County, Tennessee.

This is improved property located at 336 Valeria St Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 3rd day of December, 2025.

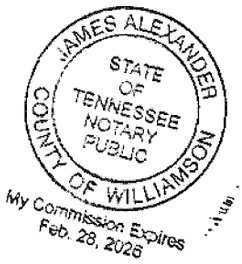
Rebekah J. McNeilly n/k/a Rebekah Maxwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rebekah J. McNeilly n/k/a Rebekah Maxwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of December, 2025.

Notary Public
My Commission Expires:



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 12/3/25.

Affiant Signature – Joshua A. Terry

12/4/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/4/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5.10.27