4

Karen Johnson Davidson County
Batch # 1364158 DEEDWARR
12/31/2025 12:02:17 PM 4 pgs
Fees: $23.00 Taxes: $16,280.00
20251231-0104501

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF Davidson} The actual consideration or value, whichever is greater for this transfer is $4,400,000.00 Affiant Subscribed and sworn to before me This 30th day of December 2025. Notary Public My Commission Expires: 11/26/2028

TINA DYER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address New Owners as:	Tax Bill To:	Map / Parcel
Weiss Property, LLC **967 Grassland Place,** **Suite 6F** **Gallatin, TN 37066**	New Owner	08212032700

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. File 22-02-16359

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Kenneth W. Weiss and Julia E. Weiss, married** (hereinafter collectively referred to as "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Weiss Property, LLC, a Tennessee Limited Liability** (hereinafter referred to as "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot Nos. 6, 7 and 8, as shown on the map entitled Barrow's Addition to Edgefield, of record in Plan Book 1, page 13, in the Chancery Court of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM, is that portion thereof described in the deed of record in Book 4105, page 609, said Register's Office.

Being the same property conveyed to KENNETH W. WEISS and wife, JULIA E. WEISS by Quitclaim Deed from Kenneth Wayne Weiss, dated June 28, 2023, and of record in Instrument No. 20231023-0082645, Register's Office for Davidson County, Tennessee. Further reference is made deeds of record in Instrument No. 20041102-0131830and in Book 4053, page 296, said Register's Office, and to the will of record in Docket No. 02P506, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. All taxes, assessments, levies, and charges which constitute liens or are due or payable including unredeemed tax sales.
2. The dower, curtesy, homestead, community property or the other statutory marital rights, if any, of the spouse of any individual insured.
3. Subject to all matters on Plat Book 1, Page 13, Chancery Court of (Nashville) Davidson County, Tennessee
4. Taxes for 2026 and subsequent years, a lien not yet due and payable
5. Title to that portion of said land embraced within the bounds of any streets, road, or highways.
6. Easement reserved in the deed of record Book 903, page 320, Register's Office for Davidson County, Tennessee.
7. Restrictive Covenants contained in the East Bank Redevelopment Plan of record in Book 10169, Page 1 and Book 11625, Page 241, Register's Office for Davidson County, Tennessee.
8. Restrictive Covenants contained in the East Bank Redevelopment Plan of record in Book 10169, Page 1 and Book 11625, Page 241, Register's Office for Davidson County, Tennessee, as well as amendments thereto, pursuant to Ordinance No. 099-1647, enacted June 1, 1999.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

By: Julia E. Weiss

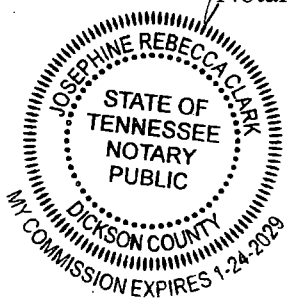
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 30th day of December, in the year 2025, before me the undersigned, personally appeared Julia E. Weiss, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument and acknowledged that they executed it.

WITNESS my hand and official seal or stamp, this 30th day of December, 2025.

Notary Public

My Commission Expires: 1.24.29



And Grantors do further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever

Witness my hand this 30 day of December 2025.

Grantors:

By: Kenneth W. Weiss

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 30th day of December, in the year 2025, before me the undersigned, personally appeared Kenneth W. Weiss, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument and acknowledged that they executed it.

WITNESS my hand and official seal or stamp, this 30th day of December, 2025.

Notary Public

My Commission Expires: 1-24-29

