Karen Johnson Davidson County
Batch# 1367915 DEEDWARR
01/09/2026 11:44:30 AM 4 pgs
Fees: $23.00 Taxes: $6,105.00
20260109-0002182

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 39023-12-2025**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is $1,650,000.00. Affiant Subscribed and sworn to before me this 7th day of January, 2026. Notary Public My Commission Expires: 7-7-2027

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

WARRANTY DEED

Address New Owner: Timothy J. McNary, Maria McNary 2248 Castleman Drive Nashville, TN 37215	**Send Tax Bills To:** New Owners	**Tax Information:** Map and Parcel No.: 131010V00100CO

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, **Eric W. Schneider and Kate J. Schneider, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Timothy J. McNary and Maria McNary, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2248 Castleman Drive, Nashville, TN 37215.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 7th day of January, 2026.

Eric W. Schneider

Kate J. Schneider

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eric W. Schneider and Kate J. Schneider, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of January, 2026.

Notary Public

My Commission Expires:

7-7-2027

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A on the Plan of 2248 Castleman Cottages, a Horizontal Property Regime With Private Elements of record in Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140827-0078359, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eric W. Schneider and Kate J. Schneider, husband and wife, by deed dated April 1, 2016 from JNBW Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20160405-0032647, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2026 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for 2248 Castleman Cottages, of record in Instrument No. 20140827-0078359, Register's Office for Davdison County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Site Plan of record attached as Exhibit "B" to the Declaration in Instrument No. 20140827-0078359, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 1424, Page 23, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 January 7, 2026 (date of document).

Affiant Signature

1/9/2026
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 4-7-2027

NOTARY'S SEAL

