Karen Johnson Davidson County
Batch # 1375633 DEEDWARR
02/04/2026 10:39:29 AM 2 pgs
Fees: $13.00 Taxes: $1,378.25
20260204-0007724

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Box 14
~~99-B~~
File #26-1015

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Keith Weiser, unmarried man and Thomas E. Weiser, a married man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Schettler, unmarried man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 3064 on the Plan of Donelson's Place, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070703-0079564, as amended in Instrument No. 20070712-0083113 (which replaced the original plan with a revised plan), Instrument No. 20070816-0098067, Instrument No. 20101026-0085599, Instrument No. 20101112-0091023, and Instrument No. 20171013-0105416 in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description hereof.

Being the same property conveyed to Keith Weiser and Thomas E. Weiser by Warranty Deed from Katharine Capra, a single woman of record in Instrument No. 20160810-0083273 Register's Office for Davidson County, Tennessee, dated August 04, 2016 and recorded on August 10, 2016. Thomas E. Weiser is married to Patricia Weiser and they have never lived in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 3064 Whitland Crossing Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
James Schettler
3064 Whitland Crossing Drive
Nashville, TN 37214

RESPONSIBLE FOR TAX PAYMENT

TAX MAP-PARCEL #:
096-09-0B-032.00

WITNESS THE EXECUTION HEREOF this 27th day of January, 2026.

Keith Weiser

Keith Weiser

State of Ohio)
County of Hamilton)

On this 27th day of January, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Keith Weiser, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 10-07-2030

JESSICA WILLIAMS
Notary Public
State of Ohio
My Comm. Expires
October 7, 2030

Thomas E. Weiser

Thomas E. Weiser

State of Ohio)
County of Hamilton)

On this 27th day of January, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Thomas E. Weiser, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 10-07-2030

JESSICA WILLIAMS
Notary Public
State of Ohio
My Comm. Expires
October 7, 2030

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 372,500.00**.

Affiant

Sworn and subscribed before me on this the 29 day of January, 2026.

Notary Public

My Commission Expires: 11/19/28

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY