Karen Johnson Davidson County
Batch# 1385262 DEEDWARR
02/25/2026 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20260225-0015060

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $350,000.00. Affiant Subscribed and sworn to before me, this the 19th day of February, 2026. Notary Public My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
John Gerald Oliver and Lori Jennifer Landrith-Oliver	NEW OWNER	173-09-0A-639.00-CO
2901 Stone Lane		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STEVEN JOHN TRETTIN AND TRACY LYNN MELZER-TRETTIN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN GERALD OLIVER AND LORI JENNIFER LANDRITH-OLIVER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 617 as shown on the plan of Section One of Phase Eight, Lenox Village, of record as Instrument No. 20060824-0104608, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Dorothola Merritt, an unmarried person by Warranty Deed from Irene Nocilla, a single woman of record in Instrument No. 20230718-0055226 Register's Office for Davidson County, Tennessee, dated July 17, 2023 and recorded on July 18, 2023.

The said Dorothola Merritt, also known as Dorothola M. Merritt, having since died testate on December 02, 2023, with her Estate being probated under Case No. 24P-566, in the Probate Court for Davidson County, Tennessee.

Being the same property conveyed to Steven John Trettin and Tracy Lynn Melzer-Trettin, Husband and Wife by Warranty Deed from Kevin M. Merritt, Executor of the Estate of Dorothola M. Merritt of record in Instrument No. 20250805-0062166 Register's Office for Davidson County, Tennessee, dated August 01, 2025 and recorded on August 05, 2025.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 2901 Stone Lane, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of February, 2026.

Steven John Trettin

Tracy Lynn Melzer-Trettin

STATE OF Florida
COUNTY OF Bay

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steven John Trettin and Tracy Lynn Melzer-Trettin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of February, 2026.

Notary Public

My Commission Expires: 08.20.2026

CHANNING D LIPTROT
Notary Public - State of Florida
Commission # HH 281048
My Comm. Expires Aug 20, 2026

Tennessee Certification of Electronic Document

I, Shakira T. Morris, 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 February 12, 2026

Affiant Signature

25th day of February, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of February, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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