# Warranty Deed

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| Karen Johnson Davidson County<br>Batch# 1416613 DEEDWARR<br>05/06/2026 08:47:30 AM 3 pgs<br>Fees: $18.00 Taxes: $1,961.00<br>20260506-0040663 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $530,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 30th day of April, 2026.<br><br>Notary Public<br><br>My commission expires: 11/14/2028 |

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**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: |
|---|---|---|
| Dana Marie Lannen<br>and Jadon Weicker | Cross Country Mortgage | 147-08-0F-002.00-CO |
| 3978B Taylor Road | 2160 Superior Ave. | |
| Nashville, TN 37211 | Cleveland OH 44114 | |

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, **GARY R. HOWELL, II, AN UNMARRIED MAN, AND SAUNDRA L. CRAVEN, AN UNMARRED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANA MARIE LANNEN AND JADON WEICKER, WIFE AND HUSBAND**, 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 Unit No. B on the Plan of 3978 Taylor Road, a Planned Unit Development, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20230405-0024651, in the 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 Gary R. Howell II, an unmarried man and Saundra L. Craven, an unmarried woman, as joint tenants with right of survivorship by Warranty Deed from Build Trust Homes, LLC and Fahim Eryan, a married man of record in Instrument No. 20240322-0020023, Register's Office for Davidson County, Tennessee, dated March 15, 2024 and recorded on March 22, 2024.

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 3978B Taylor Road, 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 30th day of April, 2026.

Gary R Howell II

**Gary R. Howell, II**

Saundra L Craven
by Gary R Howell II AIF

**Saundra L. Craven by Gary R. Howell II,**
**Attorney-In-Fact**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gary R. Howell, II, 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 30th day ~~of April, 2026.~~

Notary Public

My Commission Expires: 1-22-30

NATHAN BRUCCOLIERE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gary R. Howell, II, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Saundra L. Craven, as Attorney-In-Fact, and acknowledged that he/she executed the same as the free act and deed of Saundra L. Craven.

Witness my hand and seal this 30th day ~~of April, 2026.~~

Notary Public

My Commission Expires: 1-22-30

NATHAN BRUCCOLIERE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

**True Copy Certification**

I, Yvette Meldrum, 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 4/30, 2026

4/30/2026

Affiant Signature Date

State of Tennessee
County of Williamson,

Sworn to and subscribed before me this 30th day of April, 2026.

Notary's Signature

My Commission Expires: 9/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY