This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25945-MC

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
[illegible] Burton Hills Blvd., Suite [illegible]
[illegible], TN 37215

Karen Johnson
Batch # 1452874
07/31/2026 09:34:57 AM
Fees: $13.00 Taxes: $1,291.30

Davidson County
DEEDWARR
2 pgs

20260731-0070576

This instrument was prepared from information furnished by the public records or Grantee. Midtown Title, LLC has not conducted a title search, examined title, or reviewed any survey in connection with the preparation hereof. By execution and acceptance of this deed, Midtown Title, LLC assumes no responsibility for matters that a title examination or survey would have disclosed.

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $349,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of July, 2026.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John Michael Oehlschlaeger 615 Old Hickory Boulevard Unit 608 Nashville, TN 37209	NEW OWNER	114-15-1B-008.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **Paul R. Neitzel and Pamela J. Neitzel, a/k/a Pam Neitzel, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **John Michael Oehlschlaeger, an unmarried man**, 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. 8 on the plan of Harpeth Heights Townhomes, as shown on ExhibitA-1, (as amended) to the Declaration of Covenants, Conditions and Restrictions of Harpeth Heights Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20211105-0148324, amended in Instrument No. 20220314-0029617, Instrument No. 20221212-0128620, Instrument No. 20230426-0030536 and Instrument No. 20240501-0031748, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof. TOGETHER WITH those certain appurtenant vehicular, pedestrian, utility and other easements as set forth (i) in that certain Amended and Restated Access and Utility Easement of record in Instrument Number 20201211-0145290, in the Register's Office for Davidson County, Tennessee, (i) in that certain Access Easement of record in Book 9130, Page 905, in the Register's Office for Davidson County, Tennessee, (iii) in that certain Declaration of Easements, Covenants, Conditions and Restrictions for Harpeth Heights of record in Instrument Number 20210115-0007399, in the Register's Office for Davidson County, Tennessee, and (iv) on that certain Plan of record in Plat Book 7900, Page 621, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to PAULR. NEITZEL AND PAM NEITZEL, A MARRIED COUPLE AND EMILY R. NEITZEL, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, by deed from BEAZER HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record in Instrument No. 20230512-0035608, dated May 12, 2023, and corrected by Scrivener's Affidavit of record in Instrument No. 20230516-0036583, said Register's Office. EMILY R. NEITZEL conveyed to PAUL R. NEITZEL AND PAM NEITZEL, A MARRIED COUPLE, by quitclaim deed of record in Instrument No. 20230512-0035608, dated May 12, 2023, said Register's Office.

Pamela J. Neitzel and Pam Neitzel is one and the same person.

This is ☒ improved or ☐ unimproved property located at: **615 Old Hickory Boulevard, Unit 608, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of July, 2026.

GRANTOR:

Pamela J. Neitzel

Paul R. Neitzel

STATE OF Florida
COUNTY OF Manatee

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Pamela J. Neitzel and Paul R. Neitzel,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of July, 2026.

JEAN MEYER
Notary Public - State of Florida
Commission # HH 726860
My Comm. Expires Dec 18, 2029

Notary Public
My Commission expires: 12/18/2029