Karen Johnson Davidson County
Batch# 1473966 DEEDWARR
09/16/2026 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20260916-0085929

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $545,000.00 Affiant Subscribed and sworn to before me, this the 15th day of September, 2026. Notary Public My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

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:
Dawn M. Schluckebier	Fairway Independent Mortgage Corp.	119-01-0-352.00
327 Oriel Avenue	4201 Marsh Lane	
Nashville, TN 37210	Carrollton, TX 75007	

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, **RYAN CHRISTOPHER DETWILER AND KIRSTEN JULIAN DETWILER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAWN M. SCHLUCKEBIER, AN UNMARRIED WOMAN**, 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. 38 on the Plan of W. G. Thuss's Addition, Nolesnville Pike of record in Plat Book 332, Page 149, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot No. 38 fronts 50 feet on the Southerly side of Oriel, formerly Thuss Street, and runs back between parallel lines 150 feet to Alley.

Being the same property conveyed to Ryan Christopher Detwiler and Kirsten Julian Detwiler, husband and wife by Warranty Deed from Equity Trust Company, Custodian FBO Edward W. Meek IRA of record in Instrument No. 20210406-0044571 Register's Office for Davidson County, Tennessee, dated March 26, 2021 and recorded on April 06, 2021.

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 327 Oriel Avenue, Nashville, TN 37210, 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 ~~15th~~ 13th day of September, 2026.

Ryan Christopher Detwiler

Ryan Christopher Detwiler

Kirsten Julian Detwiler

Kirsten Julian Detwiler

STATE OF Florida
COUNTY OF Miami-Dade

Personally appeared by audio-video communication before me, the undersigned, a Notary Public in and for the County and State, the within named Ryan Christopher Detwiler and Kirsten Julian Detwiler, 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 13th day of September, 2026.

Notary Public

My Commission Expires: 11/12/2028

JOSE CARABALLO
Notary Public - State of Florida
Commission # HH 611633
Expires on November 12, 2028

Notarized remotely online using communication technology via Proof.

Produced Driver License as identification.

True Copy Certification

I, **Denise Woods,** 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 this the 15th day of September, 2026.

Affiant Signature

Date 9-15-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

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