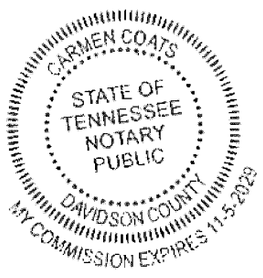
Karen Johnson Davidson County
Batch# 1477446 DEEDWARR
09/25/2026 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20260925-0089048

Warranty Deed

	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 18th day of September, 2026. Notary Public My commission expires: 11/5/29

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:
Daniel Scott Weikert and Alexander Weikert	New Owner(s)	188 10 0A 304.00
223 Waterbury Circle		
Franklin, TN 37067		

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, **ANNA RONCAL, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL SCOTT WEIKERT, AN UNMARRIED PERSON, AND ALEXANDER WEIKERT, AN UNMARRIED PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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. 304 on the Plan of Phase 7, Section 1A, Carothers Crossing of record in Plat at Instrument No. 20200910-0103215, 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 Anna Ruth Carr, unmarried, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated September 27, 2021, and recorded September 27, 2021, of record in Instrument No. 20210927-0129692, in the Register's Office for Davidson County, Tennessee.

NotaryCam Doc ID: e4a6451a-5c61-4b1d-8a05-0b6d3f64b857

Anna Ruth Carr having since married and is now known as Anna Roncal.

Timothy Roncal, spouse of the grantor, joins the execution of this deed to convey marital interest, if any, in the subject property.

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 1744 Park Terrace Lane, Nolensville, TN 37135, 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 18th day of September, 2026.

Anna Roncal
Anna Roncal

Timothy Roncal
Timothy Roncal

STATE OF Utah

COUNTY OF Cache

Personally appeared before me by audio-visual communication, the undersigned, a Notary Public in and for the County and State, the within named Anna Roncal and Timothy Roncal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17 day of September, 2026.

TIFFANY HILL
Notary Public - State of Utah
Comm. No. 741831
My Commission Expires on
Mar 15, 2029

Notary PublicTiffany Hill
My Commission Expires: 3/15/2029

Completed via Remote Online Notarization using 2 way Audio/Video technology.

NotaryCam Doc ID: e4a6451a-5c61-4b1d-8a05-0b6d3f64b857

Tennessee Certification of Electronic Document

I, Steven 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 September 18, 2026

Affiant Signature

25th day of September, 2026
Date

State of Tennessee

County of Davidson

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

202609250089048