Karen Johnson Davidson County
Batch# 1483426 DEEDWARR
10/13/2026 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $2,238.13
20261013-0093881

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Suite 100
Mt. Juliet, TN 37122
VOL-26-4145

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $604,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 8th day of October, 2026

Notary Public

Commission Expires: 9/15/27

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Anthony Schroeck and Alana Blatz 1114 Cahal Ave Nashville, TN 37206	Rocket Mortgage, LLC 1050 Woodward Ave Detroit, MI 48226-1906	072-14-0D-006.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Keith A. Crider and Karla E. Crider, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anthony Schroeck, a single man, and Alana Blatz, a single woman, as joint tenants

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain unit with private elements situated in Davidson County, Tennessee and further known as Unit A of Cottages of Cahal, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions, and Restrictions for Cottages of Cahal, a horizontal property regime with private elements, of record in Instrument No. 20131204-0123410; as amended in Instrument No. 20131218-0127941 and in Instrument No. 20150128-0008125, Register's Office for Davidson County, Tennessee; including without limitation; those By-Laws appended thereto; Reference is hereby made to the site plan Cottages of Cahal, shown as Exhibit to the aforementioned Declaration and Amendments, for a more complete identification and

placement of said Unit.

Being the same property conveyed to Keith A. Crider and Karla E. Crider, husband and wife by Warranty deed from Michael P. Grothe and Dena L. Grothe, husband and wife of record in Instrument No. 20180910-0089438 Register's Office for Davidson County, Tennessee, dated September 07, 2018 and recorded on September 10, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is **improved** property known as: 1114 Cahal Ave, Nashville, TN 37206

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

Dated this the ~~8th~~ 7th day of October, 2026.

Keith A. Crider

Karla E. Crider

STATE OF ~~TENNESSEE~~ Michigan
COUNTY OF ~~WILSON~~ Kent

On this ~~8th~~ 7th day of October, 2026, before me personally appeared Keith A. Crider and Karla E. Crider, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~8th~~ 7th day of October, 2026.

Notary Signature
My commission expires 09/02/2029

JEREMY GILCHRIST
Notary Public - State of Michigan
County of Muskegon
My Commission Expires 09/02/2029
Acting in the County of Kent

Certificate of Authenticity

I, Joshua A. Terry, 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 10/9/26.

Affiant Signature – Joshua A. Terry

10/12/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 10/12/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27