THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240948833** Karen Johnson Davidson County Batch# 1195023 DEEDWARR 10/17/2024 11:44:30 AM 3 pgs Fees: $18.00 Taxes: $4,421.50 20241017-0080622	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,195,000.00. Affiant Subscribed and sworn to before me, this 15th day of October, 2024. Notary Public My Commission Expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Donald Kraft and Lauren Kraft 924 Douglas Avenue South Unit A Nashville TN 37206	New Owner	Tax Parcel ID No. 105-13-0F-001.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **PCMEKS Marital Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Donald Kraft and Lauren Kraft, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A on the plan of 924 South Douglas Avenue Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 924 South Douglas Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20070625-0075880, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to PRENTICE MARSH JR. and ELISABETH SMALL, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, by deed from VICKI H. METZGAR AND SUSAN E. JOHNSTON, of record in Instrument No. 20150608-0053632, dated June 4, 2015, said Register's Office.

PRENTICE CARL MARSH and wife, ELISABETH SMALL conveyed to PCMEKS MARITAL TRUST, by quitclaim deed of record in Instrument No. 20210928-0129775, dated September 23, 2021, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 105-13-0F-001.00-CO.

Matters shown on the Plan of record in Plat Book 57, page 95, said Register's Office.

Rights of others in and to party walls.

Declaration of Covenants, Conditions, Liens, Easements, Bylaws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20070625-0075880, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20141001-0090401, said Register's Office.
Deed for Common Area of record in Instrument No. 20090806-0074197, said Register's Office.

This is improved property located at 924A Douglas Avenue South Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 15th day of October, 2024.

PCMEKS Marital Trust

By: Elisabeth Kathryn Small, Trustee

By: Prentice Carl Marsh, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elisabeth Kathryn Small and Prentice Carl Marsh, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of The PCMEKS Marital Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of October, 2024.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 6TH, 2025

My Commission Expires: _____

Certificate of Authenticity

I, Holly Ray, 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 **10/15/2024**.

Date

Holly Ray

Affiant Signature

10/15/2024

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **15th** day of **October**, 20**24**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025