Karen Johnson Davidson County
Batch# 1298151 DEEDWARR
07/16/2025 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20250716-0056122

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $600,000.00 Affiant Subscribed and sworn to before me, this 11th day of July, 2025. Notary Public My Commission Expires: 7/12/2026

ABBEY WINDLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/12/2026

WARRANTY DEED

Address New Owner: Michael McKerley and Erin Martha Geier 1309 Forest Avenue #7 Nashville, TN 37206	Send Tax Bills to: New Owner 2716 Woodlawn Drive Nashville, TN 37212	Tax Information: Tax Parcel ID No. 083 09 0G 007.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BENJAMIN CARL TYSON AND KATHERINE ROSE TYSON, HUSBAND AND WIFE,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MICHAEL MCKERLEY AND ERIN MARTHA GEIER, HUSBAND AND WIFE,** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 7, as established by the Declaration of Covenants and Restrictions for The Lockeland Springs Lofts East Nashville Condominiums, a Horizontal Property Regime, of record in Instrument No. 20141015-0095131, and all amendments thereto, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit, as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of said Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Katherine C. Rose, then unmarried, from Nura C. Kruciak and Rusty T. Kruciak, wife and husband, by Warranty Deed of record in Instrument No. 20210119-0007675, Register's Office for Davidson County, Tennessee, dated January 14, 2021 and recorded January 19, 2021.

Being the same property conveyed to Benjamin Carl Tyson and Katherine Rose Tyson, husband and wife by Deed dated April 3, 2024 from Katherine C. Rose (now Katherine Rose Tyson), recorded May 15, 2024, in Instrument Number 202405150035995, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **1309 Forest Avenue #7, Nashville, TN 37206**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 11 day of JULY, 2025.

BENJAMIN CARL TYSON

Katherine Rose Tyson

KATHERINE ROSE TYSON

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BENJAMIN CARL TYSON AND KATHERINE ROSE TYSON**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11 day of July 2025.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **7/16/2025** (date of document).

Affiant Signature

7/16/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16** day of **July**, **2025**.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

