This instrument prepared by.
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number 1-24537-DJ

Karen Johnson
Batch # 1311414
08/18/2025 02 36 12 PM
Fees $13 00 Taxes $1,702 00

Davidson County
DEEDWARR
2 pgs

20250818-0065800

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $460,000 00

Affiant

SONDRA BROOKS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Subscribed and sworn to before me, this the 4th day of August, 2025

Notary Public
My Commission Expires: 3/25/28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jessica Wrape **3613 Peninsula Court,** **Nashville, TN 37217**	Fairway Independent Mortgage Corporation PO BOX 117298 Carrollton, TX 75011	136-11-0-067

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Elizabeth Ward Cranston Pratt, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jessica Wrape, a married person** hereinafter called the Grantee(s), her 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 all of Lot No 9, Final Plat, Section Nine, Priest Lake Park, according to survey and plat of same appearing of record in Plat Book 6900, page 452, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Todd A Koltis and Elizabeth P Koltis, husband and wife, as tenants by the entirety by Quitclaim Deed from Todd A Koltis, married, joined by his spouse, Elizabeth P Koltis, dated December 6, 2007, recorded January 8, 2008, of record in Instrument No 20080108-0002188, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Todd A Koltis, unmarried by Warranty Deed from David N Freeman, unmarried, dated December 1, 2004, recorded December 13, 2004, of record in Instrument No 20041213-0147869, said Register's Office. Pursuant to that Final Decree of Divorce filed in Davidson County Fourth Circuit Court Case No 23D1124, the property was awarded to and solely vested in Elizabeth P Koltis, divesting all right and title therein of Todd A Koltis Elizabeth P Koltis is now known as Elizabeth Ward Cranston Pratt

This is improved property located at **3613 Peninsula Court, Nashville, TN 37217**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes, 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions, and 6) other matters of public record

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 do 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. Whenever used, the singular number 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 14th day of August, 2025

GRANTOR

Elizabeth Ward Cranston Pratt

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Elizabeth Ward Cranston Pratt, the within named bargainor(s), 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 at office this 14th day of August, 2025

MICHAEL FERREACE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission expires 5-9-26