This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
25-10073

Karen Johnson Davidson County
Batch # 1315363 DEEDWARR
08/27/2025 10 47 48 AM 2 pgs
Fees $13 00 Taxes $1,572 50
20250827-0068599

R. MARK DOUGALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/27/2027
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, is $425,000.00

Sworn to and subscribed before me this 20 day of August, 2025.

Affiant

Notary Public

Address of New Owner:	**Send Tax Bills to:**	**Map-Parcel Number:**
Viktor Krauss Kristi Krauss 1711 Ashwood Ave. Nashville, TN 37212	New Owner	104-16-0C-107.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Nichole Reed fka Nichole M. Ocepek and Hunter Reed, wife and husband,** hereinafter called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Viktor Krauss and Kristi Krauss, husband and wife,** hereinafter called the "Grantee," and to Grantee's heirs, successors, executors, and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 2312 of the Ravenswood Court Condominiums, a horizontal property regime created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed for Ravenswood Court, of record in Book 6363, Page 906, and amended in Book 8224, Page 549, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6363, Page 906, said Register's Office, as set forth in said Master Deed Reference is hereby made to the plan of Ravenswood Court Condominiums, of record in Book 6250, Page(s) 98 and 99, said Register's Office for a more complete identification and description of said Unit

Being the same property conveyed to Nichole M. Ocepek by Warranty Deed from Richard L. Cammeron, married of record in Instrument No. 20100420-0029517 Register's Office for Davidson County, Tennessee, dated March 29, 2010 and recorded on April 20, 2010.

This is improved property known as **2312 18th Ave S, Nashville, TN 37212.**

Hunter Reed, is joining this conveyance to convey any marital interest he may have in the property.

This conveyance is made subject to: zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 20 day of August, 2025.

Nichole Reed

Hunter Reed

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nichole Reed and Hunter Reed, the within named bargainors, with whom I am personally acquainted (or proved their identities to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20 day of August, 2025.

Notary Public
My Commission Expires: _____

R. MARK DOUGALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/27/2027
WILLIAMSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. DM-C-25-2812