Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1305

Karen Johnson Davidson County
Batch# 1357390 DEEDWARR
12/12/2025 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $2,552.63
20251212-0099113

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Donnelly and Josephine Donnelly (fka Josephine Nadaud), husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kenneth Groll and Marianne Manzler, a married couple**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County. Tennessee, being Unit B of 2105 and 2107 Creighton Avenue Residences, described in a Declaration of Covenants. Conditions and Restrictions in Instrument No. 20161103-0116440, Registers Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By Laws appended thereto as Exhibit " B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to James Donnelly, an Unmarried Man and Josephine Nadaud, an Unmarried Woman, as Joint Tenants With Right of Survivorship by Warranty Deed from Allison Ronk and Matthew Ronk, Wife and Husband of record in Instrument No. 20210105-0001379, Register's Office for Davidson County, Tennessee, dated December 29, 2020 and recorded on January 05, 2021. James Donnelly is now married to Josephine Donnelly, formerly known as Josephine Nadaud.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2107 Creighton Avenue, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Kenneth Groll Marianne Manzler 2107 Creighton Avenue Nashville, TN 37206	Keystone Funding Inc. 519 South Red Haven Lane Dover, DE 19901	083-03-1I-002.00

WITNESS THE EXECUTION HEREOF this 11th day of December, 2025.

James Donnelly

State of Tennessee)
County of Davidson)

On this 11th day of December, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James Donnelly, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

Josephine Donnelly by James Donnelly, Attorney in Fact

State of Tennessee)
County of Davidson)

On this the 11th day of December, 2025, before me before me the undersigned, a Notary Public in and for said County and State, personally appeared James Donnelly, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Josephine Donnelly acknowledged that such person executed the same as the free act and deed of Josephine Donnelly pursuant to the Power of Attorney recorded in Instrument No. 202512120099111 - _____, Register's Office for Davidson County, Tennessee.

Notary Public

My Commission Expires: 3/3/26

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 689,900.00.**

Affiant

Sworn and subscribed before me on this the 11th day of December, 2025.

Notary Public

My Commission Expires: _____

True Copy Certification

I, **Tammy Carney,** 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 this the 11th day of December, 2025.

Affiant Signature
Date 12-11-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 11 day of December, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

