WARRANTY DEED

Karen Johnson Davidson County
Batch# 1362024 DEEDWARR
12/29/2025 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20251229-0102850

File #25-DW-6002-C

(SEAL)
C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF December, 2025.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ryan Andrew Jackson	**Lakeview Loan Servicing, LLC**	
(NAME)	(NAME)	
1011 Stuart Lane	**507 Prudential Road**	**091 10 0V 002.00**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Horsham, PA 19044**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JENNIFER KRAUS, AN UNMARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

RYAN ANDREW JACKSON, AN UNMARRIED MAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 2 of STERLING POINT, A Horizontal Property Regime With Private Elements, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Declaration of Covenants, Conditions and Restrictions for STERLING POINT, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180806-0077219, as amended in Instrument No. 20180808-0078139; Instrument No. 20220525-0060680 and Instrument No. 20240122-0003204, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit Instrument No. 20180806-0077219, as amended in Instrument No. 20180808-0078139; Instrument No. 20220525-0060680 and Instrument No. 20240122-0003204 to said Master Deed.

Being the same property conveyed to Jennifer Kraus, an Unmarried Woman, by Warranty Deed from Woodland Street Partners, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20200224-0020226, in the Register's Office of Davidson County, Tennessee, dated February 21, 2020 and recorded on February 24, 2020.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A RESUBDIVISION OF PART OF LOT 38, B. F. COCKRILL FARM, as recorded in Book 5190, Page 364.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180806-0077219, as amended in Instrument No. 20180808-0078139; Instrument No. 20220525-0060680 and Instrument No. 20240122-0003204.
* Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 2199, Page 579.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20180821-0082668.
* Easement recorded in Instrument No. 20200310-0026751.
* Agreement for Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument No. 20180723-0071509 and

Instrument No. 20190328-0028067.
* Charter for Sterling Point HOA, Inc., recorded as Instrument No. 20180806-0077218.
* That certain mortgage (or Deed of Trust) recorded in Instrument Number 20200224-0020227, in the records of the Office of the Clerk and Recorder in the County of Pierce, State of Washington, and which evidences the indebtedness, which Grantee herein, as part of the purchase price and consideration for this deed, assume and agree to pay. And for the same consideration, Grantees hereby assume the obligations of the Veteran-maker(s), under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. This liability to the Department of Veterans Affairs in under authority of Chapter 37, Title 38, of the United States Code, and supersedes any state or local law barring or limiting deficiencies following foreclosure or real property.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **6002 Sterling Street, Nashville, TN 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Witness my/our hand(s) this the 19th day of December, 2025.

Jennifer Kraus

Jennifer Kraus

State of New York
County of Clinton

On this 19 day of December, 2025, before me personally appeared Jennifer Kraus, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19 day of December, 2025.

William T. Grones

Notary Signature
My Commission expries: 04/26/2027

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

True Copy Certification

I, **Denise Woods,** 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 19 day of December, 2025.

Denise Woods
Affiant Signature
Date 12-19-2025

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 19 day of December, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027