Karen Johnson Davidson County
Batch# 1367949 DEEDWARR
01/09/2026 12:56:30 PM 4 pgs
Fees: $23.00 Taxes: $1,628.00
20260109-0002226

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this day of , A.D., 20 , by and between

Ulysses Tayocnog Wallit, An unmarried person

First Party, and

Jordan Gene Kramer, a single man

Second Parties,

WITNESSETH: That said First Party, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit NO. 144 of West Park Phase 3, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing West Park, Phase 3, a Horizontal Property Regime, of record in Instrument No. 20040304-0024541, and Amendment recorded in Instrument Nos. 20041221-0151636; 20050222-0018812 and Supplement recorded Instrument No. 20060202-0013378, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Ulysses Tayocnog Wallit, unmarried by Deed dated March 15, 2023 from Luxury Club, LLC, recorded March 20, 2023, in Instrument Number 20230320-0019858, in the Official Records of Davidson County, Tennessee.

OWNER:
Jordan Gene Kramer
7277 Charlotte Pike Unit 309
Nashville, TN 37209

RESPONSIBLE TAXPAYER:
New Owner

CLT # 114080C14800CO

MR-SR-847205

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Party hereunder set his/her hand and seal the day and year first above written.

× _____
Ulysses Tayocnog Wallit

✓STATE OF Louisiana

✓COUNTY OF Rapides

Personally appeared before me, Ulysses Tayocnog Wallit, An unmarried person, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of December, 2025.

✓_____
Notary Public

My Commission Expires: ✓at death

OFFICIAL SEAL
DONNA HERNANDEZ
NOTARY ID # 62334
STATE OF LOUISIANA
PARISH OF RAPIDES
My Commission is for Life

MR-SR-847205

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 440,000.00.

Affiant

STATE OF Tennessee, COUNTY OF Davidson

Subscribed and sworn before me this the 6 day of January, 2026.

Signature of Notary Public

Notary Seal

Krystal Schuster
Printed Name of Notary

Commission Expiration

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

MR-SR-847205

Certificate of Authenticity

I, Krystal Schuster, 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 12/9/25.

Date

Affiant Signature

1/9/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 day of January, 2026.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)