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

39-B
File #26-1022

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 **Courtney Kranske and John Kranske, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Madison L. Moats and Spencer Herndon, wife and husband, as joint tenants with right of survivorship**, 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 Lot No. 1320, of Block 182, as shown on the Map entitle Plan No. 1 of West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Courtney Richards by Warranty Deed from L & S Development LLC, a Tennessee limited liability company of record in Instrument No. 20150608-0053641, Register's Office for Davidson County, Tennessee, dated May 29, 2015 and recorded on June 08, 2015 and further corrected by Scrivener's Affidavits recorded in Instrument No. 20151014-0104394 and Instrument No. 20151019-0106299, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Courtney Kranske and John Kranske, wife and husband by Quit Claim Deed from Courtney Richards, n/k/a Courtney Kranske, married of record in Instrument No. 20210305-0029039, Register's Office for Davidson County, Tennessee, dated February 26, 2021 and recorded on March 05, 2021.

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: 5413 Kentucky Avenue, 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, 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.

Karen Johnson Davidson County
Batch # 1374078 DEEDWARR
01/30/2026 01:35:21 PM 2 pgs
Fees: $13.00 Taxes: $2,497.50
20260130-0006695

NEW OWNER:
Madison L. Moats
Spencer Herndon
5413 Kentucky Avenue
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT
Stockton Mortgage Corporation
88 C. Michael Davenport Blvd. Ste 1
Frankfort, KY 40601

TAX MAP-PARCEL #:
091-06-0-371.00

WITNESS THE EXECUTION HEREOF this 23rd day of January, 2026.

Courtney Kranske **John Kranske**

State of Tennessee)
County of Davidson)

On this 23rd day of January, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Courtney Kranske and John Kranske, 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

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 675,000.00.**

Affiant

Sworn and subscribed before me on this the 23rd day of January, 2026.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON