WARRANTY DEED

Karen Johnson Davidson County
Batch# 1384704 DEEDWARR
02/23/2026 03:16:30 PM 4 pgs
Fees: $23.00 Taxes: $2,775.00
20260223-0014334

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Lawrence

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$750,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF Feb, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SONDRA MOUNGEY NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/21/2029 MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly Diane Matlock	Same As New Owner	
(NAME)	(NAME)	090-12-4J-001.00-CO
569 Croley Dr., Unit A		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TYLER J. KRAUSE AND ALEXIS DAWN KRAUSE AKA ALEXIS D. KAUFMAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KELLY DIANE MATLOCK,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain townhome located in Davidson County, Tennessee, being Unit No. A of 569 Croley Drive Townhomes, a Horizontal Property Regime with Private Elements, a Townhome 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 Declaration of Covenants, Conditions and Restrictions establishing 569 Croley Drive Townhomes, a Horizontal Property Regime of record in Instrument Number 20210330-0041364, 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 "B" to said Declaration.

Being the same property conveyed to Tyler J. Krause, an unmarried man and Alexis D. Kaufman, an unmarried woman by Warranty Deed from The MC2 Group, Inc., a Tennessee Corporation of record in Instrument No. 20220215-0017188 Register's Office for Davidson County, Tennessee, dated February 03, 2022 and recorded on February 15, 2022. Tyler J. Krause and Alexis D. Kaufman have since married and Alexis D. Kaufman is now known as Alexis Dawn Krause.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

CH2026-81

unimproved
This is improved x property, known as 569 Croley Dr., Unit A, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 17 day of February, 2026

TYLER J KRAUSE

STATE OF Washington

COUNTY OF Okanogan

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tyler J. Krause, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of February, 2026.

Commission expires: 02/09/2028

LeeAnne Gibbs
Notary Public

LeeAnne Gibbs Commission #20102658 NOTARY PUBLIC Exp: 02/09/2028 STATE OF WASHINGTON

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Witness my hand this 19 day of February, 2026

Alexis D Krause

ALEXIS DAWN KRAUSE AKA ALEXIS D. KAUFMAN

STATE OF TN

COUNTY OF SHELBY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alexis Dawn Krause AKA Alexis D. Kaufman, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19 day of February, 2026.

Notarized remotely using audio-video communication technology via Proof.

Commission expires:

Notary Public

BAILEY DORSEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

Online Notary Public
My Commission Expires
August 7, 2027

CH2026-81

CERTIFICATION

I, Lisa Gillin (owner/preparer of document), 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 Feb 23 (date).

Affiant Signature

Feb 23, 2026
Date

STATE OF TENNESSEE

COUNTY OF Lawrence

Sworn to and subscribed before me this 23 day of Feb 2026.

Notary Signature

My Commission Expires: _____

SONDRA MOUNGEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/21/2029
MAURY COUNTY