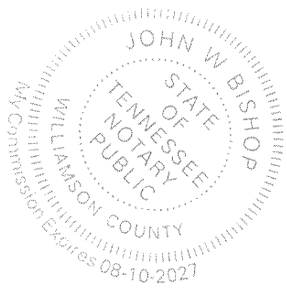
20261025R	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ Davidson The actual consideration or value, whichever is greater, for this transfer is $290,000.00. Affiant Subscribed and sworn to before me, this the 26th day of February, 2026. Notary Public My commission expires:



THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Karen Johnson Davidson County
Batch# 1386535 DEEDWARR
02/27/2026 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20260227-0015691

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Keystone Point Properties LLC	**Novus Home Mortgage, a division of Ixonia Bank**	**092-15-0A-410.00-CO**
2332 Harmon Cove Tower	**20225 Water Tower Boulevard Suite 400**	
Secaucus, NJ 07094	**Brookfield, WI 53045**	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Justin Fritz and Elisabeth Fritz, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Keystone Point Properties LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 410 on the Plan of Elliston Place Quarters, a Condominium, a Horizontal Property Regime, located on Elliston Place, as established by and described in Master Deed of record in Book 6657, Page 72, as amended in Book 7232, Page 259, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Justin Fritz and Elisabeth Fritz, husband and wife by Warranty Deed from PSGR, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230628-0049407 Register's Office for Davidson County, Tennessee, dated June 27, 2023 and recorded on June 28, 2023.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_X_) unimproved (____) property known as 2325 Elliston Place, #410, Nashville, TN 37203.

[signatures appear on the following page]

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 HANDS EFFECTIVE AS OF 26th day of February, 2026:

Justin Fritz

Elisabeth Fritz

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Justin Fritz and Elisabeth Fritz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 26th day of February, 2026.

My Commission Expires: 7/25/29

Notary Public



True Copy Certification

I, **Tonya Cherry,** 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 26 day of February, 2026.

Affiant Signature
Date 2/26/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 26 day of February, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

