Karen Johnson Davidson County
Batch# 1399803 DEEDWARR
03/31/2026 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $3,094.68
20260331-0025460

WARRANTY DEED

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $836,400.00.

Affiant

Subscribed and sworn to me on 03/27/26.

Katherine Cooper
NOTARY PUBLIC

My Commission Expires: 07/02/29

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Damon and Heather Kreth 205B Joyner Ave Nashville, TN 37210	NEW OWNER	119 05 0J 002.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, The Flooring Guys 2, a Tennessee general partnership, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Damon Kreth and Heather Kreth, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land situated in Davidson County, Tennessee, being Unit 205B as established in Declaration of Covenants, Conditions and Restrictions for 205 Joyner Avenue Commons, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20250605-0044104, in the Register's Office for Davidson County, Tennessee, said Unit being depicted on the Plat attached as Exhibit "B" to the Declaration, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to The Flooring Guys 2, a Tennessee General Partnership by Warranty Deed from Ernestine Crawford, Sheila Braddock, Kimberly Bradford, Robert Leslie Crawford, Alivia Watson, Kanethia Faye Elliott, Vicky Kelly, Keno Crawford, Sharmayne Crawford, Shermetris Coleman, TyCohyia Clark, Franklin Delano Crawford, Jr, Marilyn Crawford, Roger Crawford, Beverly Johnson, Randolph Moore, Jr., Felitia Majors, Sonya Elothman, William F. Crawford, Earl D. Crawford, Christina Crawford, Quinton Crawford, Clarence Crawford, Ill, Paul E. Crawford, Alicia Crawford Cooper, Larry J. Crawford, Patricia A. Crawford Malone, Kenneth Wayne Crawford, Jr, Kawanda Crawford and Sharonda Sharpe, dated November 4, 2024, of record in Instrument No. 20241107-0086791, Register's Office for Davidson County, Tennessee.

After the abovesaid deed was executed and recorded, it was determined there were three additional heirs: Tangela Crawford, Shamar Gunn and Chakia Bryant.

Also being a portion of the same property conveyed to The Flooring Guys 2, a Tennessee General Partnership by Quitclaim Deed from Tangela Crawford, dated August 18, 2025, and recorded September 30, 2025 in Instrument No. 20250930-0077713, in the Register's Office for Davidson County, Tennessee.

Also being a portion of the same property conveyed to The Flooring Guys 2, a Tennessee General Partnership by Quitclaim Deed from Shamar Gunn, dated August 13, 2025, and recorded September 30, 2025 in Instrument No. 20250930-0077714, in the Register's Office for Davidson County, Tennessee.

Also being a portion of the same property conveyed to The Flooring Guys 2, a Tennessee General Partnership by Quitclaim Deed from Chakia Bryant, dated August 14, 2025, and recorded September 30, 2025 in Instrument No. 20250930-0077715, in the Register's Office for Davidson County, Tennessee.

This is Improved property, known as 205B Joyner Ave Nashville, TN 37210

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on 03/ 25 /26.

The Flooring Guys 2,
a Tennessee general partnership

By: Jeremy Richardson
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Jeremy Richardson, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Authorized Agent of The Flooring Guys 2, a Tennessee general partnership, the within named bargainor, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing for The Flooring Guys 2, a Tennessee general partnership, by himself as Authorized Agent.

Witness my hand and official seal on 03/ 25 /26.

Katherine Cooper
NOTARY PUBLIC

My Commission Expires: 07/02/29

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 03/27/2026.

John Cobb Rochford

Date: 03/27/2026

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 03/27/2026.

BROOKE BELLAMY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY

NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29