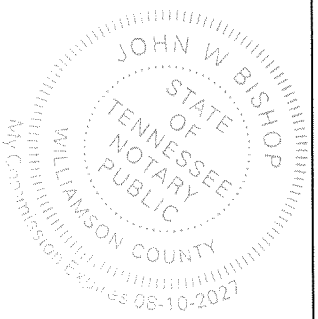
Karen Johnson Davidson County
Batch# 1402659 DEEDWARR
04/07/2026 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $2,525.25
20260407-0027962

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $682,500.00. Affiant Subscribed and sworn to before me, this April 1, 2026. Notary Public My commission expires:

THIS INSTRUMENT PREPARED BY:
Keith Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Pierre Schrambach and Mackenzie Schrambach	Guaranteed Rate, Inc.	
5402A Kentucky Avenue	3940 North Ravenswood Avenue	091-07-0-387.00
Nashville, TN 37209	Chicago, IL 60613	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Jordan Craft and Kristen Craft, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Pierre Schrambach and Mackenzie Schrambach, husband and wife

(hereinafter called the "Grantee"), their 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. 1305, Block 184, on the Plan of West Nashville 1, as of record in Plat Book 57, page 74, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jordan Craft and Kristen Craft, husband and wife by Warranty Deed from Taylor T. Francis and wife, Erin Francis, who joins in the execution of this instrument for the purpose of conveying any interest she has in the property by virtue of her marriage to Taylor T. Francis of record in Instrument No. 20190812-0079749 Register's Office for Davidson County, Tennessee, dated August 09, 2019 and recorded on August 12, 2019.

This is [x] improved [ ] unimproved property known as 5402A Kentucky Ave, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 1st day of April, 2026.

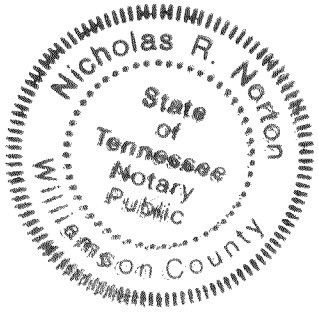
Jordan Craft

Kristen Craft

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jordan Craft and Kristen Craft, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Grantor they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 1st day of April, 2026.



Notary Public
My Commission Expires: 2-2-2030

Lenders Title Company File No. 26-11037-7524

True Copy Certification

I, **Jodi Jackson,** 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 1 day of April, 2026.

Affiant Signature
Date 4/1/2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1 day of April, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027