Karen Johnson Davidson County
Batch# 1411775 DEEDWARR
04/27/2026 12:55:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260427-0036362

THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HAYES LAW, PLLC
112 WESTWOOD PLACE, SUITE 310
BRENTWOOD, TENNESSEE 37027
(615) 866-6800

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Ronit Malka Walny, as Trustee, Affiant

Subscribed and sworn to before me,
this 27th day of April, 2026.

Notary Public
My Commission Expires: 5/28/2029

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-28-2029

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Aaron Kramer and Ronit Malka Walny, Co-Trustees of the Aaron Kramer and Ronit Walny Revocable Trust 1812 B 6th Avenue North Nashville, TN 37208	Ark-La-Tex Financial Services LLC dba Benchmark Home Loans 5160 Tennyson Pkwy, Suite 1000 Plano, TX 75024	081-08-2T-002.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **RONIT M. WALNY and AARON KRAMER, wife and husband** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **AARON KRAMER and RONIT MALKA WALNY, as Co-Trustees of the AARON KRAMER AND RONIT WALNY REVOCABLE TRUST under agreement dated April 27, 2026** (the "Grantee"), its successors and assigns, all of the Grantor's right, title, and interest in and to a certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. B, on the plan of 1812 6th Avenue North Townhomes, a Horizontal Property Regime with Private Elements (A Planned Unit Development), filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20150623-0060106, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed by Sheryl Marsella to Ronit M. Walny and Aaron Kramer, wife and husband, by Warranty Deed dated April 3, 2020, recorded as Instrument Number 20200406-0036460, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. A Deed of Trust of record as Instrument Number 20210827-0115665, Register's Office for Davidson County, Tennessee, securing a promissory note dated August 5, 2021, in the original principal amount of Five Hundred Forty-Eight Thousand Two Hundred Fifty Dollars ($548,250.00) made by Ronit M. Walny and Aaron Kramer in favor of Ark-La-Tex Financial Services, LLC dba Benchmark Home Loans.

2. Any and all easements and/or restrictions of record and all matters shown on the plan of record, all in the said Register's Office.

This is improved property commonly known as 1812 B 6th Avenue North, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise disclosed to the Grantee. Grantor does further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, which provides in part that any property conveyed by spouses who held such property as tenants by the entirety, such as the Grantor, to any revocable trust(s), such as the Grantee, shall have the same immunity from the claims of their respective creditors as if such property had continued to be held by the Grantor as tenants by the entirety.

[Signatures on the following page.]

SIGNED this the 27th day of April, 2026.

RONIT M. WALNY

AARON KRAMER

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RONIT M. WALNY** and **AARON KRAMER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 27th day of April, 2026.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-28-2029

Notary Public

My Commission Expires: 5/28/2029

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 April 27, 2026

4-27-2026
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 27th day of April, 2026.

Lisa D. Hill
Notary Public

My Commission Expires: 5/28/2029

Notary's Seal (if on paper)

