Name and Address of New Owner:
Matthew Kinsey and Christy Kinsey
2712 Penn Meade Drive
Nashville, TN 37214

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1415843 DEEDWARR
05/05/2026 04:04:30 PM 4 pgs
Fees: $23.00 Taxes: $1,072.63
20260505-0040589

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 052-13-0A-045-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Gelila Pratt, a married woman and Melaku Feyisa, an unmarried man, as joint tenants with full rights of survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Matthew Kinsey and Christy Kinsey, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Unit No. 45 as created and established by the Master Deed and By-Laws for River Glen, a Horizontal Property Regime, of record in Book 7566, Page 571, Registers Offices for Davidson County, Tennessee, and as shown and described on the Condominium Site Plan of River Glen, Phase 1, Revision of Units 45 and 46, of record in Book 6200, Page 801, revising Plat Book 6900, Page 671, Register's Office for Davidson County, Tennessee, to all of which reference is here made for a complete description, together with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Master Deed and By-Laws, as may be from time to time amended as provided therein.

Being the same property conveyed to Gelila Melaku Pratt and Melaku Feyisa, joint tenants with full rights of survivorship, by Warranty deed from Christopher O'Brien and Elizabeth O'Brien dated September 20, 2023 and filed of record in Instrument No. 20231103-0086137, Register's Office for Davidson County, Tennessee.

Charles A. Pratt, husband of Gelila Pratt, joins in the execution of this instrument for the purpose of relinquishing all of his rights, title and interest, marital or otherwise, in and to subject property.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2026 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 2712 Penn Meade Drive, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of May, 2026.

Gelila Pratt (SEAL)

Melaku Feyisa by Gelila Pratt (SEAL)
Melaku Feyisa
By: Gelila Pratt, his attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of May, 2026, before me personally appeared Gelila Pratt, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of May, 2026.

Notary Signature
My commission expires: 3/16/2030

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/16/2030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of May, 2026, before me personally appeared Gelila Pratt, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Melaku Feyisa pursuant to a Specific Power of Attorney dated 4.28.2026 and filed of record in Instrument No. 202605040039405 in the Register's for Davidson County, Tennessee, and further acknowledged that she executed the same as the free act and deed of Feyisa Melaku, as his attorney in fact.

Witness my hand and seal this 4th day of May, 2026.

Notary Public
My Commission Expires: 3/16/2030

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/16/2030

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of May, 2026.

_____(SEAL)
Charles A. Pratt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of May, 2026, before me personally appeared Charles A. Pratt, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of May, 2026.

_____
Notary Signature
My commission expires: 3/16/2030

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/16/2030

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $289,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5 of May, 2026.

_____
Notary Signature
My commission expires: 9/28/2026

TONI-LEE CRAWLEY
Notary Public
STATE OF TENNESSEE

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 5/4/26.

John M. Lee, Attorney

Date: 5/4/26

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 4 day of May 2026.

Notary Public

MY COMMISSION EXPIRES:
8-31-2027

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY