39B

Warranty Deed

Karen Johnson Davidson County
Batch # 1421715 DEEDWARR
05/18/2026 11:56:28 AM 2 pgs
Fees: $13.00 Taxes: $2,719.50

20260518-0044275

State of Tennessee
County of Davidson

The actual consideration for this transfer is $735,000.00-.

Affiant

Subscribed and sworn to before me this the 15th day of May, 2026

Notary Public
My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
Marketplace Title and Escrow, LLC.
1880 General George Patton Dr.
Suite 107
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Map Parcel Numbers:
Haley Nicole Doktycz and Charles Joseph Doktycz 602 Ries Avenue, Nashville, TN 37209	Steadfast Mortgage 2 Cadillac Drive Brentwood, TN 37027	091-09-1E-002-00

KNOW ALL MEN BY THESE PRESENTS that **Timothy F. Laurence and Grace Myers, husband and wife**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever transfer unto **Charles Joseph Doktycz and Haley Nicole Doktycz, husband and wife**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows:

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 6220 Robertson Road Commons, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 6220 Robertson Road Commons, a Horizontal Property Regime, of record in Instrument No. 20201124-0138082, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Timothy F. Laurence, a single man and Grace Meyers, a single woman, as joint tenants with rights of survivorship by Warranty Deed from Neighborhood Holdings, LLC, a Tennessee limited liability company of record as Instrument No. 20211116-0152455, in the Register's Office for Davidson County, Tennessee, dated October 27, 2021 and recorded on November 16, 2021.

Grace Myers is one in the same as Grace Meyers. Timothy F. Laurence and Grace Myers are now married.

This is improved property having a physical address of: 602 Ries Avenue, Nashville, TN 37209

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of records, (4) building restrictions, and (5) other matters of public record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 15th day of May, 2026

Timothy F. Laurence

Grace Myers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of May, 2026, before me personally appeared Timothy F. Laurence and Grace Myers, 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 15th day of May, 2026.

Notary Signature
My commission expires: 10/4/2027

