Karen Johnson Davidson County
Batch# 1424607 DEEDWARR
05/22/2026 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20260522-0047029

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LMJ-39636-26

WARRANTY DEED

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES NOVEMBER 27, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2026

NOTARY PUBLIC

My commission expires: 11/27/2027

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonah Kraut and Camyla Rocha 2209 Crestline Dr. Nashville, TN 37214	Same address as new owner	107-14-0A-066-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIVE THOUSAND AND 00/100 Dollars ($205,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CHOON LAI, AN UNMARRIED PERSON**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JONAH KRAUT AND CAMYLA ROCHA, A MARRIED COUPLE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being a part of the Plan of Copperfield Terrace Condominiums, as recorded in Book 6250, Page 50, Register's Office for Davidson County, Tennessee, the part hereby described as being Unit No. 66, on said Plan as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to Copperfield Terrace Condominiums, of record in Book 6326, Page 790, Register' s Office for Davidson County, Tennessee.

Being the same property conveyed to Choon Lai, a single man by Warranty Deed from Mark Robbins, married, of record in Instrument No 20200330-0033850, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 1204 Massman Drive, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 19th day of May, 2026

GRANTOR(S)

Choon Lai

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public, Choon Lai, 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 seal, this the 19th day of MAY, 2026

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES MAY 14, 2029

Notary Public

JASON C. NGUYEN
Printed Notary Name

My commission expires: 5/14/29

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 May 19, 2026 (date of document).

Jennifer Pennell

May 22, 2026
Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this May 22, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal