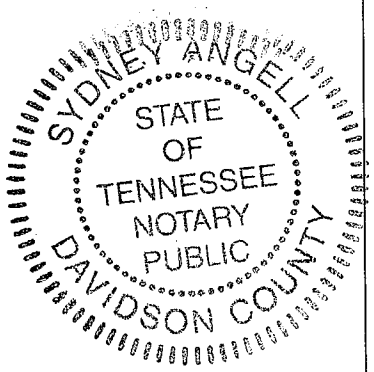
Karen Johnson Davidson County
Batch# 1425212 DEEDWARR
05/26/2026 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $3,126.50
20260526-0047766



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $845,000.00.

Affiant

Subscribed and sworn to before me, this May 19, 2026.

Notary Public

My commission expires: 3.20.28

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
Austin Katsorelos and Kelsey Katsorelos		
6214 Robertson Ave, Unit B	New Owner	091-09-1F-002.00-CO
Nashville, TN 37209		

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

Kaleigh Hall and Ian Hall, wife and husband

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

Austin Katsorelos and Kelsey Katsorelos, husband and wife

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, and being known and designated as all of Unit B, as established by Declaration of Covenants, Conditions, and Restrictions for Sixtytwo-Sixteen Robertson Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210923-0128174, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B" to which Declaration specific reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relaying to the units, property co-owners and tenants of Sixtytwo- Sixteen Robertson Avenue, A Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210923-0128174, and Bylaws appended thereto as Exhibit "C", Register's Office for Davidson County,

Tennessee, are incorporated herein by reference and made a part hereof of the same as though copied herein for a more complete identification and description of said unit.

Being the same property conveyed to Kaleigh Hall and Ian Hall, wife and husband by Warranty Deed from Anthony McKay, married of record in Instrument No. 20230605-0042401 Register's Office for Davidson County, Tennessee, dated June 01, 2023 and recorded on June 05, 2023.

This is [X] improved [ ] unimproved property known as 6214 Robertson Ave, Unit B, 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 Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees 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 Grantees.

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.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, 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 Grantors has hereunto executed this instrument on this the 19th day of May, 2026.

Ian Hall

Kaleigh Hall

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, Ian Hall and Kaleigh Hall, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 19th day of May, 2026.

Notary Public
My Commission Expires: 2·2·2030

Nicholas R. Norton
State of Tennessee Notary Public
Williamson County

Lenders Title Company File No. 26-11220-7524

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 5/19/26. (date of document).

Affiant Signature

5/26/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26 day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

