Karen Johnson Davidson County
Batch# 1427608 DEEDWARR
06/03/2026 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $2,034.63
20260603-0050099

WARRANTY DEED

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

File No. AP-26-2278

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2026

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erik Lindsey and Deshea Krafzig	new owner	
(NAME)	(NAME)	
2604 Colbert Drive		084-01-0-051.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **2604 Colbert Dr, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erik Lindsey, an unmarried man and Deshea Krafzig, an unmarried woman, joint tenants with the right of survivorship**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of Rosebank Court, of record in Book 3106, Page 72, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 80 feet on the North side of Colbert Drive and extends back between lines 196.5 feet on the east line and 200.5 feet on the West line to a dead line in the rear on which it measures 91.2 feet.

Being the same property conveyed to 2604 Colbert Drive, LLC, a Tennessee Limited Liability Company by Warranty Deed from Kenneth Daniel Hass and Rachel Beth Hass, husband and wife of record in Instrument No. 20230630-0050081 Register's Office for Davidson County, Tennessee, dated June 28, 2023 and recorded on June 30, 2023.

This is property more commonly known as 2604 Colbert Drive, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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.

Witness my/our hand this 26 day of MAY, 2026.

2604 Colbert Dr, LLC, a Tennessee Limited Liability Company

By: _____
Cutter Cannon, Sole Member

STATE OF WASHINGTON
COUNTY OF PIERCE

Before me, a Notary Public of the state and county mentioned, personally appeared Cutter Cannon, Sole Member of 2604 Colbert Dr, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of 2604 Colbert Dr, LLC, the within named bargainor, a Limited Liability Company, and that such Cutter Cannon, Sole Member of 2604 Colbert Dr, LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, this 26th day of May, 2026.

_____
Notary Signature
My commission expires: 05/24/2028

ANTHONY MARSHALL LEE
Notary Public
State of Washington
Commission # 24017830
My Comm. Expires May 24, 2028

Certificate of Authenticity

I, Christina Higgins, 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 5/26/2026.

Date

Affiant Signature

5/26/2026
Date

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029