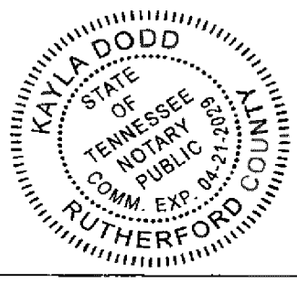
Karen Johnson Davidson County
Batch# 1434921 DEEDWARR
06/16/2026 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,201.58
20260616-0054685

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
2615 MEDICAL CENTER PARKWAY, STE. 1560
MURFREESBORO, TN 37129
VT260500034

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$324,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 15th day of June, 2026

Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 2615 MEDICAL CENTER PKWY., STE. 1560, MURFREESBORO, TN 37129

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raelyn Jo Stuart **2302 Patrick Ave.** **Old Hickory, TN 37138**	new owner	**044-09-0b-043.00 CO**

FOR AND IN 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, WE,

Katlyn Greiwe, Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Raelyn Jo Stuart, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, 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 Unit No. 43, Phase 1 of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190423-0037385 and amended in Instrument No. 20190627-0062402, Instrument No. 20200116-0005698, Instrument No. 20201203-0140753, Instrument No. 20210224-0022939, Instrument No. 20210825-0115036 and Instrument No. 20250203-0007844, and Attorney's Certificate of record in Instrument No. 20200406-0036201, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Rowhouses at Robinson Road, shown on Exhibits "C1" and "C2" to the First Amendment to the Declarations of record in Instrument No. 20190627-0062402, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING the same property conveyed to Katlyn Delaney Madden, a single woman, by Special Warranty Deed from Craighead Partners, LLC, a Tennessee limited liability company, dated 12/18/2020 and recorded 12/21/2020 in Instrument No. 20201221-0150757, in the Register's Office of Davidson County, Tennessee. The said Katlyn Delaney Madden is now known as Katlyn Greiwe.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **2302 Patrick Ave., Old Hickory, TN 37138**
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 hand this 12tn day of June, 2026.

Katlyn Greiwe

Katlyn ~~Madden~~ Greiwe KG

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Katlyn ~~Madden~~ Greiwe the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that ~~he~~/she/~~they~~ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Los Angeles, California this 12th day of June, 2026.

Commission Expires: 12-16-29

Notary Public

LISA ARAQUE
COMM. #2539302
Notary Public - California
Los Angeles County
My Comm. Expires Dec. 16, 2029

Tennessee Certification of Electronic Document

I, Kayla Dodd, 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 12-12-24 (date of document).

Affiant Signature

12-15-24
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 15 day of June, 2024

Notary's Signature

BREANNA LAUX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY'S SEAL

MY COMMISSION EXPIRES: 12-19-26