This instrument prepared by:
Icon Title, LLC
1704 Charlotte Avenue
Suite #105
Nashville, TN 37203
File Number: 13-9427-CL

Karen Johnson Davidson County
Batch# 1445342 DEEDWARR
07/13/2026 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20260713-0062855

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

M. Armour
Affiant

Subscribed and sworn to before me this the 30th day of June, 2026.

NICHOLE DOWLING NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires 11-26-2028

Nichole Dowling
Notary Public
My Commission Expires: 11.26.2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kristina Kautz 3011 Casa Drive Nashville, TN 37214	New Owner	108 07 0A 008.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Susan M. Isch, an unmarried woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Kristina Kautz,** Unmarried (individually and/or collectively, "Grantee"), 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. 38, Unit 8 on the Plan of REVISION OF LOTS 35, 36, 37, 38, & 39 PHASE ONE CONDOMINIUM SITE PLAN SECTIONS ONE & TWO PATIO VILLA, of record in Plat Book 5800, Page 145, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Susan M. Isch, by Warranty Deed from Roderick Agee and wife, Omeka Agee, of record in Instrument No. 20050124-0008285, in the Register's Office of Davidson County, Tennessee, dated January 21, 2005 and recorded on January 24, 2005.

This is improved property located at: **3011 Casa Drive, Nashville, TN 37214**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 9th day of July, 2026.

GRANTOR:

Susan M. Isch

Susan M. Isch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Susan M. Isch, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of July, 2026.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 01/22/2029

Tennessee Certification of Electronic Document

I, Mary Arnold, 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 7/9/2026 (date of document).

M. Arnold
Affiant Signature

7/13/26
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 13th day of July, 2026

Nichole Dowling
Notary's Signature

MY COMMISSION EXPIRES: 11.26.2028

NOTARY'S SEAL

