Karen Johnson Davidson County
Batch# 1451465 DEEDWARR
07/24/2026 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20260724-0067585

WARRANTY DEED

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $715,000.00.

Affiant

Subscribed and sworn to me on 07/23/26.

NOTARY PUBLIC

My Commission Expires: 07/02/29

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kelland E. Chrystie & Lillie D. Powell 4806A Kentucky Ave Nashville, TN 37209	Same As New Owner	091 07 4N 001.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Daniela Harrer, a married woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Kelland E. Chrystie and Lillie D. Powell, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit A of 4806 KENTUCKY HOMES, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in Declaration of Covenants, Conditions and Restrictions for 4806 Kentucky Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20180629-0063371, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 4806 Kentucky Homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20180629-0063371, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.
>
> Being the same property conveyed to Daniela Harrer, a married woman, by Warranty deed from Tim M. Wright, Trustee of Wright Retirement Services, L.L.C. Retirement Savings Plan, as to a 50% undivided interest, and Mark Larimore, Trustee of Larimore & Lyons, LLC Cash Balance Plan Two, as to a 50% undivided interest, of record in Instrument No. 20190717-0069814, in the Register's Office of Davidson County, Tennessee, dated July 15, 2019, and recorded on July 17, 2019.
>
> Mikaelle Braga Harrer, spouse of Daniela Harrer, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead (s)he may have in the aforedescribed property by virtue of her marriage to Daniela Harrer.

This is improved property, known as 4806A Kentucky Ave., Nashville, TN 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR

does covenant with the said GRANTEE she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their successors 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 on 07/ 21 /26.

Daniela Harrer

Daniela Harrer

STATE OF Florida
COUNTY OF Polk

On 07/21 /26, before me personally appeared Daniela Harrer, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Provided drivers license as ID

Witness my hand and official seal on 07/ 21 /26.

Edward A Hess

NOTARY PUBLIC Edward A Hess

My Commission Expires: 05/22/2029

EDWARD A HESS
Notary Public - State of Florida
Commission # HH 631938
Expires on May 22, 2029

Notarized remotely online using communication technology via Proof.

Witness my hand on 07/22nd/26.

Mikaelle Braga Harrer

Mikaelle Braga Harrer

STATE OF Texas
COUNTY OF Bell

On 07/22 /26, before me personally appeared Mikaelle Braga Harrer, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 07/22 /26.

Jessica Hammett

NOTARY PUBLIC

My Commission Expires: 01/24/2030

Jessica Hammett
ID NUMBER
133549991-7
COMMISSION EXPIRES
January 24, 2030

Electronically signed and notarized online using the Proof platform.

Tennessee Certification of Electronic Document

I, Paul Soper, 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 7/24/26 (date of document).

Affiant Signature

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3/6/29

NOTARY'S SEAL

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

202607240067585