Karen Johnson Davidson County
Batch# 1452136 DEEDWARR
07/28/2026 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20260728-0068543

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-3092

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

A Stephens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27 day of July, 2026

Tina Shinn
Notary Public

Commission Expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Christian Juoza-Clark and Patricia Juoza-Clark 1900 Richard Jones Road, K1 Nashville, TN 37215	Navy Federal Credit Union, A Federally Chartered Credit Union 5550 Heritage Oaks Drive Pensacola, FL 32526	117-15-0A-133.00-CO

WARRANTY DEED

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, I/WE,

Marc R. Marlatt and Leslie A. Marlatt, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christian Juoza-Clark and Patricia Juoza-Clark, husband and wife

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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. K-1 of Green Hills Terrace Condominium Apartments horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200 page 64 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Marc R. Marlatt and wife, Leslie A. Marlatt, husband and wife by Warranty Deed from Rachel L. Sorteberg and Sharon H. Williams of record in

Instrument No. 20210611-0079135 Register's Office for Davidson County, Tennessee, dated May 28, 2021 and recorded on June 11, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1900 Richard Jones Road, K1, Nashville, TN 37215

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 so 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.

Dated this the 22nd day of July, 2026.

Marc R. Marlatt

Leslie A. Marlatt

STATE OF MICHIGAN
COUNTY OF LIVINGSTON

On this 22nd day of July, 2026, before me personally appeared Marc R Marlatt and Leslie A Marlatt, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of July, 2026.

Notary Signature
My commission expires: 3/25/2029

PAUL M ROSSETTER
Notary Public - State of Michigan
County of Livingston
My Commission Expires Mar 25, 2029
Acting in the County of LIVINGSTON

Certificate of Authenticity

I, Joshua A. Terry, 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 7/22/26.

Affiant Signature – Joshua A. Terry

7/27/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/27/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5·10·27