This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25955-MC

Karen Johnson Davidson County
Batch# 1460542 DEEDWARR
08/18/2026 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20260818-0076889

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of August, 2026.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 1-8-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
The Ordonia Gould Trust dated October 30, 2017 1101 18th Ave. South, Apt. 511 Nashville, TN 37212	Morgan Stanley, NA 4270 Ivy Pointe Blvd. Ste. 400 Cincinnati, OH 45245	104-04-0E-511.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **John Nehrenz and Sharon Nehrenz, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **John Martin Ludwig and Claudia Marie Ludwig, Trustees of The Ordonia Gould Trust dated October 30, 2017**, hereinafter called the Grantee(s), his/her/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. 511, together with Parking Spaces Numbered 44 and 45, on the Horizontal Property Regime for 1101 Eighteenth Avenue, as recorded in the Master Deed of record in Instrument No. 20060807-0096688 and re-recorded in Instrument No. 20060817-0101760 and amended In Instrument No. 20090624-0058837, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to John Nehrenz and Sharon Nehrenz, husband and wife by Warranty Deed from Kellianne Erath and Christopher Erath, wife and husband of record in Instrument No. 20220427-0048667 Register's Office for Davidson County, Tennessee, dated April 22, 2022 and recorded on April 27, 2022.

This is ☒ improved or ☐ unimproved property located at: **1101 18th Avenue South, Apt. 511, Nashville, TN 37212**

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 their 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 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. 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 10th day of August, 2026.

GRANTOR:

John Nehrenz

Sharon Nehrenz

STATE OF Tennessee
COUNTY OF Loudon

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John Nehrenz and Sharon Nehrenz, 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 10th day of August, 2026.



Notary Public
My Commission expires: 4-7-2027

202608180076889

I, Kirsten Virden, 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 8-12-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 8-12-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of August, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

