THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260755166

Karen Johnson Davidson County
Batch # 1462927 DEEDQC
08/24/2026 02:18:57 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20260824-0078389

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $290,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of August, 2026.

Notary Public
My Commission Expires:

ELIZABETH ANNE MINGUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 07, 2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Aaron David Frank 2107 18th Avenue North Nashville TN 37208	Old National Bank One Main Street Evansville, IN 47708	Tax Parcel ID No. 081-07-0-021.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Keith Kraft and Michael Cooper** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aaron David Frank**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Southerly 40 feet of Lots 27 and 28 on the plan of A.C. Dudley's Subdivision of part of the Nichol property, as of record in Plat Book 161, Page 10, Register's Office for Davidson County, Tennessee.

Said part of Lots 27 and 28 front together 40 feet on the Westerly side of 18th Avenue North, formerly Salem or Grove Street, and run back 85 feet, more or less, on the Northerly line and 91 feet on the Southerly line with the Northerly margin of an alley, to the Easterly line of Lot No. 26, measuring 40 feet thereon.

Being the same property conveyed to KEITH KRAFT AND MICHAEL COOPER, by deed from EMERALD ESTOCK, LLC, A NEVADA LIMITED LIABILITY COMPANY, of record in Instrument No. 20130221-0017505, dated February 13, 2013, said Register's Office.

Said property was never the marital residence of Grantors.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 081-07-0-021.00.

Matters shown on the Plan of record in Plat Book 161, page 10, said Register's Office.

This is improved property located at 2107 18th Avenue North Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 20th day of August, 2026.

Keith Kraft

Michael Cooper, by Keith Kraft, his atty-in-fact

Keith Kraft

Michael Cooper by Keith Kraft, his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Keith Kraft, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Michael Cooper and that he is authorized by Michael Cooper to execute this instrument on his behalf.

Witness my hand, at office, this 20th day of August, 2026.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

My Commission Expires: _____