PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 1467097 DEEDWARR
09/02/2026 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20260902-0081341

Ivey Title, LLC Ref: (DL) Title No.: 64584
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Courtney Jane Graetzer Ian Patrick Montgomery 114 Acklen Park Dr. #5 Nashville, TN 37203	same

TAX MAP PARCEL NUMBERS: 104020B00500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$365,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jacob Michael Dooley, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Courtney Jane Graetzer, a single person and Ian Patrick Montgomery, a single person, as joint tenants with right of survivorship,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 5 of Kingston Place, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on an Exhibit to the Master Deed of record in Book 6423, page 353, 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 Jacob Michael Dooley by Warranty Deed from Joshua T. Beckham and Ashley E. Johnson, now Ashley Johnson Beckham, husband and wife, dated October 14, 2015 and recorded on October 16, 2015, of record in Inst. No. 20151016-0105654, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan, with Owner's Certificate, as shown on an Exhibit to the Master Deed of record in Book 6423, page 353, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 6423, page 353, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

Ashley Dooley, spouse of Jacob Michael Dooley, joins in execution of this instrument in order to convey any marital interest she may have in the subject property.

This is improved property, known as 114 Acklen Park Drive, # 5, Nashville, TN 37203

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of August, 2026.

Jacob Michael Dooley

Ashley Dooley

State of Tennessee

County of Davidson

On this 28th day of August, 2026 before me the undersigned authority, personally appeared Jacob Michael Dooley and Ashley Dooley to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTA W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-12-2030

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $365,000.00.

Affiant

Sworn and subscribed before me this 28th day of August, 2026.

Notary

My Commission Expires: 2/27/2029

ASHLEY S. RUDY STATE OF TENNESSEE NOTARY PUBLIC Exp. 2/27/2029 COUNTY OF SUMNER

Certificate of Authenticity

I, Ashley Rudy, 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 August 28, 2026 (date of document).

Affiant Signature

Date: 8/28/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 28th day of August, 2026.

Notary's Signature
My Commission Expires: 9/3/2029

Alexandra McDaniel
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY