Karen Johnson Davidson County
Batch# 1467738 DEEDWARR
09/03/2026 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20260903-0081721

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $299,999.00. Affiant Subscribed and sworn to before me, this August 3, 2026. Notary Public My commission expires: 9-5-2028

THIS INSTRUMENT PREPARED BY:
Keith Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Mulutsehay Gebeyehu		
303 Nashboro Greens Way	New Owner	135-11-0C-073.00-CO
Nashville, TN 37217		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Kaitlyn Elizabeth Klein, a single woman and Keith Duwayne Klein, a married man, as tenants in common with right of survivorship

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Mulutsehay Gebeyehu, a single person

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being a certain private element unit situated within Davidson County, Tennessee, and further known as Unit 230, of Nashboro Village - Tract 18, Phase Two, The Greens, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for The Greens Homeowners Association, of record in Book 11703, page 581; as amended and supplemented in Instrument No. 200006270063887; Instrument No. 20010322-0027767; Instrument No. 20021211-0152723; and in Instrument No. 20070118-0007533, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being also depicted on the site plan of Horizontal Property Regime Private Element Plat, Phase Two, Nashboro Village - Tract 18, of record in Book 9700, page 968; as amended in Instrument No. 20010423-0039877, said

Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Nashboro Village - Tract 18, Phase Two, The Greens, provided in said Declaration, as amended, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Kaitlyn Elizabeth Klein, a single woman and Keith Duwayne Klein, a married man, as tenants in common with right of survivorship by Warranty Deed from James F. Harpley, a widow of record in Instrument No. 20211008-0135635 Register's Office for Davidson County, Tennessee, dated October 05, 2021 and recorded on October 08, 2021.

This is [X] improved [ ] unimproved property known as 303 Nashboro Greens Way, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantors has hereunto executed this instrument on this 31st day of July, 2026.

Kaitlyn Elizabeth Klein

Keith Duwayne Klein

STATE OF UTAH
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Kaitlyn Elizabeth Klein and Keith Duwayne Klein, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 31 day of July, 2026.

Notary Public
My Commission Expires: 05/31/2030

CHELSY KELSCH
Notary Public - State of Utah
Comm. No. 748956
My Commission Expires on
May 31, 2030

Lenders Title Company File No. TN-2603510-7524

Tennessee Certification of Electronic Document

I, Holly A Mason, 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 8/27/26 (date of document).

Affiant Signature

8/28/26
Date

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 28 day of August, 2026.

Notary Public
My Commission Expires: 7-3-28

CARI ALLEN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-03-2028