WARRANTY DEED

Karen Johnson Davidson County
Batch# 1469729 DEEDWARR
09/08/2026 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20260908-0082924

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF August, 2026

Notary Public

MY COMMISSION EXPIRES: 3.6.28

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kevin T. Perry	New owner	
(NAME)	(NAME)	082-09-0Q-017.00-CO
239 Riley Rd.		
(ADDRESS)	(ADDRESS)	
Benton, KY 42025		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Lawrence M. Kratwell, single,** HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Kevin T. Perry, a married man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 1221 of Horizontal Property Regime of 4TH & MONROE, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Horizontal Property Regime of 4TH & MONROE of record in Instrument Number 20070619-0073328, as amended in Instrument No's. 20080122-0006730, 20080606-0058487, 20100625-0049730 and Affidavit of Lost Assignment of Rights recorded in Instrument No. 20101116-0091680 and Transfer of Declarant's Rights recorded in Instrument No. 20110128-0008010 and amended and restated in Instrument No. 20120824-0076410 as amended in Instrument Nos. 20130411-0035975, 20130718-0074552, 20150130-0009095 and 20160119-0004667 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit D to said Amended and Restated Master Deed in Instrument No. 20120824-0076410; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit A-I to said Amended and Restated Master Deed in Instrument No. 20120824-0076410 and further amended in Instrument No. 20130718-0074552, said Register's Office.

Being the same property conveyed to Ashleigh Brooke Hayes, An Unmarried Woman by Special Warranty Deed from Nashten, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20140502-0037623 Register's Office for Davidson County, Tennessee, dated April 30, 2014 and recorded on May 02, 2014.

Being the same property conveyed to Lawrence M. Kratwell, an unmarried man by Warranty Deed from Ashleigh Brooke Brown FKA Ashleigh Brooke Hayes and Woody Marshall Brown, Jr, Wife and Husband of record in Instrument No. 20240806-0059683 Register's Office for Davidson County, Tennessee, dated July 23, 2024 and recorded on August 06, 2024.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved
This is improved x property, known as 1221 4th Avenue North, Nashville, TN 37208

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. 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.

Witness my hand this 27th day of August, 2026.

Lawrence M. Kratwell

Lawrence M. Kratwell

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 27th day of August, 2026, before me personally appeared (via audio/video communication) Lawrence M. Kratwell, 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 27th day of August, 2026.

Notary Signature
My commission expires: 05/16/2027

Notarized remotely using audio-video communication technology via Proof.



Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Authenticity

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 8/28/26.

Affiant Signature

8/28/26
Date

State of Tennessee
County of Davidson

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

Notary's Signature

(Notary Seal)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Comed
3.6.29