Karen Johnson Davidson County
Batch# 1472359 DEEDWARR
09/14/2026 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20260914-0085177

Name and Address of New Owner:
Jonathan Koeppel
416 Patterson Street
Nashville, Tennessee 37211

Send Tax Bills To:
Princeton Mortgage
439 Grand Avenue
Trenton, NJ 08628

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216
File No. GNT-26-4814

Map & Parcel No: 133-01-0-114.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Molly B. Graves, a single woman,** "the Grantor," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Jonathan Koeppel, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Block "A" on the Map of Patterson's Subdivision of Maple Hill, of record in Book 332, Page 75, Register's Office for said County, described accordingly to a survey by John H. Wright, Surveyor No. 1014, dated October 21, 1988, as follows:

Said part of Block "A" fronts 65 feet on the northerly margin of Patterson Street and runs back 189 feet on the westerly line and 189 feet on the easterly line (189 feet per old deed, 196 feet scaled) to a dead line in the rear, on which it measures 55 feet thereon.

Being the same property conveyed to Molly B. Graves by Warranty Deed from Brian Hamilton, unmarried, and Sandra L. Troutman, married, of record in Instrument No. 20080603-0056777, Register's Office for Davidson County, Tennessee, dated May 23, 2008 and recorded on June 3, 2008.

FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as **416 Patterson Street, Nashville, Tennessee 37211.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenant that they is lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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, Grantor have caused this Warranty Deed to be executed on the 11th day of September, 2026.

Molly Brett Graves (SEAL)
Molly B. Graves

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Molly B. Graves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

X "Personally appeared" shall mean: Personally appeared by audio-video communication.

Witness my hand and seal this 11th day of September, 2026.

Notarized online using audio-video communication technology

Logan Bell
Notary Public
My commission expires:

ELECTRONIC NOTARY PUBLIC — STATE OF TENNESSEE

Logan Bell
Tennessee Notary Public
Online Notary Public
Cheatham County
Commission Expires: 06/08/2027

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $270,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(~~Affiant~~)

Sworn to and subscribed before me this 11 day of September, 2026.

Notary Public
My commission expires: 5/12/30

MELISSA R SHAFFER — STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Ashlynn Depoy, 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 9-11-26.

Affiant Signature

9-11-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 11 day of September, 2026.

Notary Signature

My Commission Expires: 5/12/30

