Karen Johnson Davidson County
Batch# 1474805 DEEDWARR
09/18/2026 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $2,480.74
20260918-0086942

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $670469.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2026.

Notary Public
MY COMMISSION EXPIRES:_____
File No. 26-26679

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brian Kodet and Megan Ronning-Kodet (NAME)	(NAME)	083 01 0K 005.00
1111 Sharpe Avenue Unit A (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **John Andrew Braun, IV and Lauren Elizabeth Robertson, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Megan Foster Ronning-Kodet and Brian Kodet, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 5 on the Plan of Hill Center Sharpe Townhomes, as established by Declaration of Covenants, Conditions and Restrictions of Hill Center Sharpe Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20200415-0039240, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the plan of Hill Center Sharpe Townhomes, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20200415-0039240, Register's Office for Davidson County, Tennessee for a more complete identification and description of said Unit.

Being the same property conveyed to John Andrew Braun IV and Lauren Elizabeth Robertson, husband and wife by Deed dated April 15, 2021 from Tudor Building Group, recorded April 23, 2021, in Instrument Number 20210423-0054622, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1111 Sharpe Avenue Unit A, Nashville, TN 37206.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1111 Sharpe Avenue, Nashville, TN 37206.

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. Whenever 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/our hand(s) this 15th day of September, 2026.

John Andrew Braun, IV

Lauren Elizabeth Robertson

STATE OF NEW YORK
COUNTY OF New York

On this 15th day of September, 2026, before me personally appeared John Andrew Braun, IV and Lauren Elizabeth Robertson, 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 15th day of September, 2026.

Ellen J. Katzen 9/15/2026

Notary Signature
My commission expires:

ELLEN J. KATZEN
Notary Public, State of New York
NO. 01KA0010820
Qualified in New York County
Commission Expires 07/10/2027

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 September 15, 2026

Affiant Signature

September 15, 2026
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 15 day of September, 20 26.

Notary Public

Notary's Seal:

