THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 1482493 DEEDWARR 10/08/2026 12:24:30 PM 3 pgs Fees: $18.00 Taxes: $3,015.50 20261008-0092602	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $815,000.00 Affiant Subscribed and sworn to before me, this 30th day of September 2026. Notary Public My Commission Expires:

MADELINE WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2029

WARRANTY DEED

Address New Owner: Christopher Paul Ratzlaff and Keeton Elizabeth Craig Ratzlaff 503 Holly Hill Court Nashville, TN 37221	Send Tax Bills to: New Owner **3909 Chapman Pl.** **Riverside, CA 92506**	Tax Information: Tax Parcel ID No. 142-11-0-043.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER PAUL RATZLAFF AND KEETON CRAIG RATZLAFF, f/k/a KEETON ELIZABETH CRAIG** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **LAW RENTALS LLC, A LIMITED LIABILITY COMPANY,** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Section Two, Valley West of record in Plat Book 3600, Page 86, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher Paul Ratzlaff, an unmarried man and Keeton Elizabeth Craig unmarried woman as tenants in common with rights of survivorship by Warranty deed from James A. Curley, Jr. and wife, Lillian M. Curley of record in Instrument No. 20170104-0000746 Register's Office for Davidson County, Tennessee, dated December 30, 2016 and recorded on January 04, 2017.

Being the same property conveyed to Christopher Paul Ratzlaff and wife Keeton Elizabeth Craig Ratzlaff by Quitclaim Deed from Christopher Paul Ratzlaff and Keeton Elizabeth Craig, N/K/A Keeton Elizabeth Craig Ratzlaff of record in Instrument No. 20200612-0060475 Register's Office for Davidson County, Tennessee, dated June 05, 2020 and recorded on June 12, 2020.

This is unimproved property commonly known as: **503 Holly Hill Court, Nashville, TN 37221**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of September 2026.

CHRISTOPHER PAUL RATZLAFF

KEETON CRAIG RATZLAFF

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRISTOPHER PAUL RATZLAFF AND KEETON CRAIG RATZLAFF**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25th day of September, 2026.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2026

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Emily Manno, 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 9/25/26.

Date

Affiant Signature

9/25/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of September, 2026.

Notary's Signature

My Commission Expires: Date

Notary's Seal (if on paper)

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2029