Karen Johnson Davidson County
Batch# 1483999 DEEDWARR
10/15/2026 08:50:30 AM 2 pgs
Fees: $13.00 Taxes: $1,583.60
20261015-0094559

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $428,000.00.

Affiant

Subscribed and sworn before me this the 9th day of ~~October~~, 2026.

Notary Public
My commission expires: 3927

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Alan and Malea Krause	JP Morgan Chase	104-02-4A 401.00
3251 Duke Circle	PO Box 4465	
Germantown, TN 38139	Springfield, OH 45501	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ARMELLE FULLER AND JEREMIAH FULLER**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **ALAN J. KRAUS AND MALEA KRAUS HUSBAND AND WIFE**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain condominium unit in Davidson County, Tennessee, being Unit No. 401 of the 3102 West End Circle Condominiums as established by the Master Deed of record as Instrument No. 20050405-0037200, as amended in Instrument No. 20061018- 0129536, in the Register's Office for Davidson County, Tennessee. under the provisions of Tennessee Code Annotated, Title 66, Chapter 27. Section 101. et seq., as amended, said Unit being shown as part of Exhibits "E-1" and "E-2" of said Master Deed.

Being the same property conveyed to Jeremiah Fuller and Armelle Fuller, husband and wife, by deed dated 05/18/2020, from Armelle Fuller, fka Armelle Munoz, married to Jeremiah Fuller, of record in Instrument No. 20200616-0062447, Register's Office for said County.

Also being the same property conveyed to Armelle Munoz, an unmarried woman, by deed dated 05/20/2014, from Seamus Campbell, married, of record in Instrument No. 20140522-0044200, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3102 West End Circle #401, Nashville, TN 37203.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 9th day of October, 2026.

Armelle Fuller

Jeremiah Fuller

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Armelle Fuller and Jeremiah Fuller, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of October, 2026.

My commission expires:
7/17/28

Notary Public

JOHN R. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Certificate of Authenticity

I, Anthony N. Greco, 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 the 9th day of October, 2026

Anthony N. Greco, Affiant — Date 10/9/2026

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 9th day of October, 2026

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT III
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027