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 Williamson

The actual consideration or value, whichever is greater is $269,900.00.

Angie Hoogenboezem
Affiant

Subscribed and sworn before me this the 14 day of June, 2019.

Sheri Engel
Notary Public
My commission expires: January 5, 2020

Karen Johnson Davidson County
Batch# 243587 DEEDWARR
06/14/2019 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $998.63
20190614-0057591

WARRANTY DEED

Address of New Owner:
Joshua Krebs and Sophia Krysa
2402 Oakwood Ave.
Nashville, TN 37207

Send Tax Bill to:
Legends Bank
2120 Wilma Rudolph Blvd.
Clarksville, TN 37040

Tax Information:
071-04-0 219.00

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, SEAN KNISELY AND AMELIA FERRELL, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOSHUA KREBS, AN UNMARRIED MAN AND SOPHIA KRYSA, AN UNMARRIED WOMAN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Shepardwood Subdivision, Section 1, of record in Book 4175, pages 82 and 83, Register's Office for Davidson County, Tennessee, reference to which plan is hereby made for a more complete description.

Being the same property conveyed to Sean Knisely and Amelia Ferrell, husband and wife, by deed from Patricia A. Jackson, unmarried, dated 02/24/2017, of record in Instrument No. 20170314-0024825, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2402 Oakwood Ave., Nashville, TN 37207.

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.

AF by CH, AIF
SK by CH, AIF

Witness my hand this the 14th day of June, 2019.

Sean Knisely by Carrie Horton, his attorney in fact.

Sean Knisely
By: Carrie Horton as Attorney-in-Fact

Amelia Ferrell by Carrie Horton, her attorney in fact

Amelia Ferrell
By: Carrie Horton as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of June, 2019, before me, the undersigned Notary Public in and for said County and State, personally appeared Carrie Horton with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sean Knisely by Specific POWER OF ATTORNEY dated June 12, 2019, and who acknowledged that he executed the same as the free act and deed of Sean Knisely.

Witness my hand and official seal this 14th day of June, 2019.

My commission expires: 9-6-22

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of June, 2019, before me, the undersigned Notary Public in and for said County and State, personally appeared Carrie Horton with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Amelia Ferrell by Specific POWER OF ATTORNEY dated June 12, 2019, and who acknowledged that he executed the same as the free act and deed of Amelia Ferrell.

Witness my hand and official seal this 14th day of June, 2019.

My commission expires: 9-6-22

Notary Public

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY