PREPARED BY:
KAYE HEINRICH/Mortgage Connect
260 Airside Drive
Moon Township, PA 15108

Karen Johnson Davidson County
Batch# 310141 DEEDWARR
11/04/2019 10:36:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20191104-0113318

MAIL TAX STATEMENTS TO: KYLE KRUMWIEDE, 104 Lindsley Park Drive, Nashville, TN 37206

Warranty Deed

File No: 1149862

THIS INDENTURE, made and entered into this 28 day of October 20 19 by and between Kyle Krumwiede and Tara I. Krumwiede husband and wife who acquired title as Kyle Krumwiede and Tara I. Lesneski, both unmarried as joint tenants with rights of survivorship, party of the first part, Kyle Krumwiede and Tara I Krumwiede, husband and wife as joint tenants with rights of survivorship and party of the second part,

BEING the same premises which Barton Simmons and Hayley Elizabeth frank NKA hayley Frank Simmons, husband and wife in deed dated 4/27/2018 and recorded 5/3/2018 in the DAVIDSON County Recorder's Office in Deed instrument 20180502-0041873 , granted and conveyed to Kyle Krumwiede and Tara I. Lesneski, both unmarried as joint tenants with rights of survivorship , the Grantors herein.

WITNESSETH: That for and in consideration of Zero and 00/100 Dollars ($0.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of DAVIDSON, State of Tennessee, to wit:

See Exhibit A attached hereto and made a part hereof

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.

Subscribed and sworn to before me this 28 day of October, 2019

Notary Public
My Commission expires: 6.19.21

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Kyle Krumwiede **Tara I Krumwiede**

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Kyle Krumwiede Tara I Krumwiede to me known to be the person _ described in and who executed the foregoing instrument, and acknowledged that _ he _ executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 28 day of October 19.

Notary Public

My commission expires: 6-19-21

TONYA GREER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Oath of Value

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28 day of October, 2019

TAXPAYER / OWNER: KYLE KRUMWIEDE
PROPERTY ADDRESS: 104 Lindsley Park Drive, Nashville, TN 37206

TONYA GREER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Lindsley Park Addition of record in Plat Book 547, Page 76, 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 as conveyed from Barton Simmons and Hayley Elizabeth Frank NKA Hayley Frank Simmons, husband and wife to Kyle Krumwiede and Tara I. Lesneski, both unmarried as joint tenants with rights of survivorship as set forth in Deed Instrument #20180502-0041873 dated 04/27/2018, recorded 05/02/2018, DAVIDSON County, TENNESSEE.

083 09 0 448.00

True Copy Certification

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

Suzanne Rafla

SUZANNE RAFLA

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

Before me Steve Bieranowski, the undersigned officer, personally

Appeared SUZANNE RAFLA, known to me (or satisfactorily proven) to be

The person whose name IS subscribed to the within instrument, and

acknowledged that SHE (he/she/they) executed the same for the purposes

therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public
Printed Name:
My Commission Expires:

Commonwealth of Pennsylvania - Notary Seal
STEVE BIERANOWSKI - Notary Public
Allegheny County
My Commission Expires Mar 9, 2020
Commission Number 1296404