WARRANTY DEED

Karen Johnson Davidson County
Batch# 315106 DEEDWARR
11/13/2019 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20191113-0117123

File No. DH0005998

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of November, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luis R. Redondo	New Owner	
(NAME)	(NAME)	
154 West 14th Street		161-02-0-135.00
(ADDRESS)	(ADDRESS)	
New York City, NY 10011		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, **Taylor Aaron Kropp, married, and Eric R. Kropp, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Luis R. Redondo, single man,** FOR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 27, SECTION TWO, MCMURRAY PLACE, as shown on plat of record in Plat Book 5200, Page 440, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Taylor Aaron Kropp, unmarried and Eric R. Kropp, married, by Quit Claim Deed from Taylor Aaron Kropp, unmarried, of record in Instrument No. 20171212-0126752, in the Register's Office of Davidson County, Tennessee, dated December 11, 2017 and recorded on December 12, 2017.

Being the same property conveyed to Taylor Aaron Kropp, by Quit Claim Deed from Sara Rose Chase, of record in Instrument No. 20170926-0098564, in the Register's Office of Davidson County, Tennessee, dated September 19, 2017 and recorded on September 26, 2017.

Being the same property conveyed to Sara Rose Chase-Kropp and Taylor Aaron Kropp, Joint Tenants by Warranty Deed from Bradley Brown and wife, Lindsey G. Hinds-Brown of record in Instrument No. 20160506-0045145, in the Register's Office of Davidson County, Tennessee, dated April 29, 2016 and recorded on May 06, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

The subject property was not the marital residence of Eric R. Kropp, one of the Grantors herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

Stephanie Taylor, spouse of Taylor Aaron Kropp, joins in the execution of this instrument for the purpose of conveying his/her marital interest to said property.

unimproved ☐
This is improved ☒ property, known as 5204 Meta Circle, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

This Deed shall be effective in transferring ownership on the 8 day of November, 2019.

Witness my hand this 8 day of November, 2019.

Taylor Aaron Kropp

Skropp
Stephanie Kropp

Acknowledgement

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Taylor Aaron Kropp and Stephanie Kropp,** the bargainor, with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal at office, this 8 day of November, 2019.

Francisco Alvarez
NOTARY PUBLIC

My Commission Expires: 8-21-23

FRANCISCO ALVAREZ
Notary Public - California
Orange County
Commission # 2298507
My Comm. Expires Aug 21, 2023

Eric R. Kropp

Eric R. Kropp

Acknowledgement

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF MONTEREY

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Eric R. Kropp,** the bargainor, with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal at office, this 8th day of November, 2019.

NOTARY PUBLIC

My Commission Expires: 12-12-2020

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

JASMIN KEATON
Notary Public - California
Monterey County
Commission # 2175303
My Comm. Expires Dec 12, 2020

True Copy Certification

I, Leslie A. Garside, 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 that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020