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

The actual consideration or value, whichever is greater is $382,000.00.

Affiant

Subscribed and sworn before me this the 15th day of January, 2020.

Notary Public
My commission expires: 3-13-22

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kristin Kim Ohaus 930A Russell Street Nashville, TN 37206	New Owner	082-16-0 431.00

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, BRANDON D. FELTS, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KRISTIN KIM OHAUS, a single woman, 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 1-B on the Zone Lot Division of Lot Nos. 1 & 2, Aeby Subdivision, Section 4, of record in Plat Book 6200, Page 334, 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 Brandon D. Felts, unmarried, by deed from James A. Hoobler, unmarried, dated 04/12/2013, of record in Instrument No. 20130415-0036764, as corrected in Instrument No. 20191107-0114960, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 930A Russell Street, Nashville, TN 37206.

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.

Karen Johnson Davidson County
Batch# 345781 DEEDWARR
01/21/2020 12:14:30 PM 2 pgs
Fees: $13.00 Taxes: $1,413.40
20200121-0007222

Witness my hand this the 15th day of January, 2020.

Brandon D. Felts

STATE OF OREGON
COUNTY OF Multnomah

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brandon D. Felts, 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 15th day of January, 2020.

My commission expires: 12/30/22

Notary Public

OFFICIAL STAMP
DAVID OLIN JORDAN
NOTARY PUBLIC-OREGON
COMMISSION NO. 982408
MY COMMISSION EXPIRES DECEMBER 30, 2022

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)

VERSION: January 2019