Karen Johnson Davidson County
Batch# 427200 DEEDWARR
06/26/2020 02:01:30 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20200626-0069535

2709

WARRANTY DEED

SHANNON PHILLIPS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$320,000.00.**

Karacsonyi Judit
Affiant

Subscribed and sworn to before me, this the 26th day of June, 2020.

Notary Public

My commission expires: 3-7-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jose Roberto Martinez Parachini **Judit Karacsonyi**	CapStar Bank	**Map 104-14-0 Parcel 121.00**
2812 B Westwood Avenue	2002 Richard Jones Rd Ste 300A	
Nashville, TN 37212	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Monica C. Kraus and Leland Kraus, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jose Roberto Martinez Parachini and Judit Karacsonyi, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 1-A on the Plan of James R. Knight Subdivision, Zone Lot Division of Lot 1 and 2, of record in Plat Book 6050, Page 162, amended in Plat Book 6250, Page 758, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Monica Charlene Hanson, a single woman, by Deed dated May 12, 2011 from Tom Yao and wife, Emily Yao, of record in Instrument No. 20110516-0037168, Register's Office for Davidson County, Tennessee. The said Monica C. Kraus (formerly known as and being one and the same person as Monica Charlene Hanson), a married woman, quitclaimed to Monica C. Kraus and Leland Kraus, husband and wife, by Quitclaim Deed dated August 16, 2016, of record in Instrument No. 20160819-0086763, said Register's Office.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 6050, Page 162, amended in Plat Book 6250, Page 758, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 6250, Page 758, Register's Office for Davidson County, Tennessee. (3) Deed of Easement as set out in Book 7679, Page 55, said Register's Office. (4) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **2812 B Westwood Avenue, Nashville, TN 37212**

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 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.

Witness my/our hand(s) this 24th day of **June, 2020.**

Monica C. Kraus

Monica C. Kraus

Leland Kraus

Leland Kraus

STATE OF FLORIDA)
COUNTY OF WALTON)

Personally appeared before me, a Notary Public of said County and State, **Monica C. Kraus and Leland Kraus,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at MIRAMAR BEACH (CITY), FLORIDA (STATE), this 24TH day of **June, 2020.**

Notary Public

James C. Murphy, IV
Notary Public
State of Florida
Comm# GG983296
Expires 4/29/2024

My Commission Expires: 04/29/2024

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 the is a true and correct copy of the original document executed and authenticated according to law.

Ernest D. Bennett III
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020