Karen Johnson Davidson County
Batch# 440862 DEEDWARR
07/20/2020 03:21:30 PM 4 pgs
Fees: $23.00 Taxes: $795.50
20200720-0079523

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200627515**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $215,000.00. Julie Bailey Affiant Subscribed and sworn to before me, this 15th day of July, 2020. Carmen Coats Notary Public My Commission Expires: _____

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-05-2022

WARRANTY DEED

Address New Owner: Cruzen Street Partners 2305 Cruzen Street Nashville, TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 071-15-0-349.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Keith Kraft and Meryl Kraft, husband and wife, as to a one-half interest and Kenneth R. Kraft and Keith R. Kraft, Co-Trustees of the Reba Kraft Trust, as to a one-half undivided interest** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Cruzen Street Partners**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 93, as shown on the map entitled Benedict Land Co's Subdivision of Lindsley Tract, of record in Plat Book 332, page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to KEITH KRAFT AND WIFE, MERYL KRAFT, A ONE-HALF UNDIVIDED INTEREST AND KENNETH R. KRAFT AND KEITH R. KRAFT, CO-TRUSTEES OF THE REBA KRAFT TRUST, A ONE-HALF UNDIVIDED INTEREST, by deed from BRIAN CHAMBERLAIN AND ERIN CHAMBERLAIN, HUSBAND AND WIFE, of record in Instrument No. 20111027-0083451 , dated October 25, 2011 , said Register's Office.

Keith Kraft, Kenneth Kraft, Nancy Galbut and Patricia Kraft n/k/a Trish Krizelman join in this conveyance to convey any interest they may have in said property as surviving heirs of Reba Jean Kraft.

The Reba Kraft Trust was created by the Last Will and Testament of Reba Jean Kraft and has since been dissolved. Said property remains an asset of the Trust. See Certification of Trusts recorded in Instrument No. ___202007200079518_ and Instrument No. _202007200079519_____, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 071-15-0-349.00.

Matters shown on the Plan of record in Plat Book 332, page 40, said Register's Office.

This is improved property located at 1202 Stockell Street Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of July, 2020.

Keith Kraft, individually and as surviving heir

Meryl Kraft by Keith Kraft, her Attorney-in-Fact

Keith R. Kraft, as Co-Trustee of the Reba Kraft Family Trust

Kenneth R. Kraft, as Co-Trustee of the Reba Kraft Family Trust

Keith R. Kraft, as Co-Trustee of the Reba Kraft Marital Trust

Kenneth R. Kraft, as Co-Trustee of the Reba Kraft Marital Trust

Kenneth Kraft, as surviving heir

Nancy Galbut, as surviving heir, by Keith Kraft, her Attorney-in-Fact

Trish Krizelman, as surviving heir, by Keith Kraft, her atty-in-fact.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Keith Kraft, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2020.

Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth R. Kraft and Keith R. Kraft, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Trustees of The Reba Jean Kraft Family Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of July, 2020.

Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth R. Kraft and Keith R. Kraft, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Trustees of The Reba Jean Kraft Marital Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of July, 2020.

Notary Public

My Commission Expires: _____



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Keith Kraft, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Meryl Kraft, Nancy Galbut and Trish Krizelman and that he is authorized by Meryl Kraft, Nancy Galbut and Trish Krizelman to execute this instrument on their behalf.

Witness my hand, at office, this 15th day of July, 2020.

Notary Public

My Commission Expires: _____



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kenneth Kraft, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2020.

Notary Public

My Commission Expires: _____



True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022