Karen Johnson Davidson County
Batch# 581213 DEEDWARR
03/02/2021 09:26:30 AM 4 pgs
Fees: $23.00 Taxes: $518.00
20210302-0026128

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of February, 2021.

Notary Public

My Commission Expires:

WESLEY D. TURNER NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 2 2022

Address New Owner As Follows:
Laurie Anne Krause
372 Lakeway Terrace
Spring Hill, TN 37174

Send Tax Bills To:
Centejas Invesstments, LLC
200 Bartlett Dr., Ste 106
El Paso, TX 79912

Map-Parcel Number:
14806009500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN FOSTER ELDREDGE**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **LAURIE**

ANNE KRAUSE, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 81 on the plan of Murray Heights, of record in Book 2663, page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Foster Eldredge, unmarried, by deed dated March 31, 1992, from Arthur C. Lindsley and wife, Laura S. Lindsley, of record in Book 8591, page 69, Register's Office for Davidson County, Tennessee,

This conveyance is made subject to:

1. 2021 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the plan of record in Book 2663, page 37, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants of record in Book 2706, page 329, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3813 Ezell Road, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 26th day of February, 2021.

John Foster Eldredge

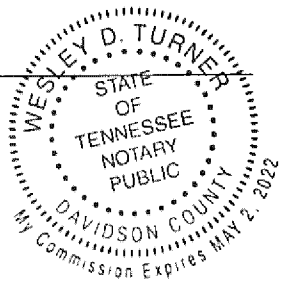
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN FOSTER ELDREDGE, UMARRIED**, the within named bargainor, 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 26th day of February, 2021.

Notary Public

My Commission Expires: _____



832911.1/200736

True Copy Certification

I, Wesley D. Turner, 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.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Wesley D. Turner, 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: 9/7/21

Notary's Seal

LINDA TURNER RAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPT 7 2021

832911.1/200736