Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-2798

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,990.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of April, 2021

Notary Public

Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 15, 2021

ABBY BENSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Address of New Owner	Send Tax Bills To:	Map & Parcel
Justin Grohler 130 Academy Square Nashville, TN 37210	New Owner	093-11-0A-130.00-CO

WARRANTY DEED

FOR AND IN 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/WE,

Aaron Joseph Kronz, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Justin Grohler, an unmarried man

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 No. 130 on the Plan of Map entitled Academy Square of record in Plat Book 5200, Page 614, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Aaron Kronz, an unmarried man by Warranty deed from Jennifer L. Baker, single of record in Instrument No. 20180109-0002688 Register's Office for Davidson County, Tennessee, dated January 04, 2018 and recorded on January 09, 2018. (Value of consideration shown in aforementioned deed $260,000.00.)

Being the same property conveyed to Aaron Joseph Kronz, a married man by Quitclaim deed from Aaron Kronz A/K/A Aaron Joseph Kronz, a formerly unmarried man, joined by spouse Morgan Maloney Kronz of record in Instrument No. 20200709-0074433 Register's Office for Davidson County, Tennessee, dated May 17, 2020 and recorded on July 09, 2020. Morgan Maloney Kronz hereby joins in the execution of this deed to convey any and all marital rights she may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 130 Academy Square, Nashville, TN 37210

Karen Johnson Davidson County
Batch# 627330 DEEDWARR
05/03/2021 10:28:29 AM 2 pgs
Fees: $13.00 Taxes: $1,202.46

20210503-0058800

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 so 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.

Dated this the 28 day of April, 2021.

Aaron Joseph Kronz

Morgan Maloney Kronz

STATE OF OHIO
COUNTY OF LORAIN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Aaron Joseph Kronz and Morgan Maloney Kronz** 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 Avon Lake (city), Ohio (state) this 29th day of April, 2021.

Notary Public
My Commission Expires: _____

(Notary Seal)

NOTARY PUBLIC STATE OF OHIO

Mary R. Porter. Atty.
Notary Public, State of Ohio
My Commission Has No
Expiration Date
Section 147.03 R.C.