THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210333781** Karen Johnson Davidson County Batch# 637413 **DEEDWARR** 05/17/2021 10:32:21 AM 2 pgs Fees: $13.00 Taxes: $1,683.50 20210517-0065896	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $455,000.00. Affiant Subscribed and sworn to before me, this 14th day of May, 2021. Notary Public My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15 2021

WARRANTY DEED

Address New Owner: Hubert M. White, II and Madison E. White 494 Brentlawn Drive Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 146-16-0-045.00

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, **Joel A. Kronk, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hubert M. White, II and Madison E. White, husband and wife**, ("Grantees"), their 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 No. 96 on the Plan of Brentwood Hall, Section V of record in Plat Book 2133, Page 127, 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 Joel A. Kronk, unmarried by Warranty deed from Rebecca E. Thompson now known as Rebecca Annastas and John C. Thompson and Cheryl O. Thompson of record in Instrument No. 20120403-0027947 Register's Office for Davidson County, Tennessee, dated March 30, 2012 and recorded on April 03, 2012.

Shamsah Mussabeh Kronk joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Joel A. Kronk.

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.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2133, Page 127, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 1788, Page 143, Book 2198, page 3 and Book 2299, page 551, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Water Main Easement of record in Book 2333, Page 254, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 494 Brentlawn Drive Nashville TN 37220

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, Grantors have executed this instrument on this 14th day of May, 2021.

Joel A. Kronk

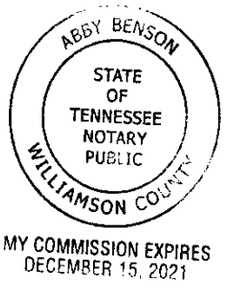
Shamsah Mussabeh Kronk

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joel A. Kronk and wife Shamsah Mussabeh Kronk, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of May, 2021.

Notary Public
My Commission Expires:



MY COMMISSION EXPIRES
DECEMBER 15, 2021