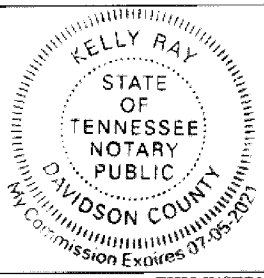
Karen Johnson Davidson County
Batch# 654720 DEEDWARR
06/11/2021 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20210611-0078864

20211397R 	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $195,000.00 Affiant Subscribed and sworn to before me, this the 7 day of June, 2021. Notary Public My commission expires: 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Kaden Paulson	Guaranteed Rate, Inc	**108-12-0A-047.00-CO**
1320 Quail Valley Road	4410 N Ravenwood Ave	
Nashville, TN 37214	Chicago, IL 60640	

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

Christopher T. Back, a married man and Steven J. Kraft, an unmarried man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kaden Paulson, a single man

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 29, Unit No. 47 on the Plan of Phase Seven Section Four, Quail Valley of record in Plat Book 5200, Page (s) 522 and 523, 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 Christopher T. Back and Steven J. Kraft by Warranty deed from EAC Properties, Inc. of record in Instrument No. 20141021-0096857 Register's Office for Davidson County, Tennessee, dated October 08, 2014 and recorded on October 21, 2014.

Grantor represents and warrants that the property is not now and never has been the marital residence. Therefore, the grantor's spouse has not acquired any interest in the property.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 1320 Quail Valley Road, Nashville, TN 37214.

[signatures appear on the following page]

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF 4th day of June, 2021:

Christopher T. Back

Steven J. Kraft by Christopher T. Back, his Attorney-In-Fact

STATE OF ~~TENNESSEE~~ Indiana)
COUNTY OF ~~WILLIAMSON~~ Lake)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Christopher T. Back, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 3 day of June, 2021.

My Commission Expires: 8/10/2024

Notary Public

STATE OF ~~TENNESSEE~~ Indiana)
COUNTY OF ~~WILLIAMSON~~ Lake)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, Christopher T. Back, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Steven J. Kraft ("Principal"), and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 3 day of June, 2021.

My Commission Expires: 8/10/2024

Notary Public

MICHELLE D REYNOLDS
Notary Public - Seal
Lake County - State of Indiana
Commission Number NP0689225
My Commission Expires Aug 10, 2024

MICHELLE D REYNOLDS
Notary Public - Seal
Lake County - State of Indiana
Commission Number NP0689225
My Commission Expires Aug 10, 2024

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