THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 36331-05-2021

Karen Johnson Davidson County
Batch# 661498 **DEEDWARR**
06/22/2021 10:26:29 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00

20210622-0083885

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $850,000.00.

Affiant

Subscribed and sworn to before me this 18th day of June, 2021.

Notary Public

My Commission Expires: 11.20.2024

STATE OF TENNESSEE NOTARY PUBLIC AMANDA S. WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
The Kraushaar Living Trust 1900 Hillside Avenue Nashville, TN 37203	Highlands Residential Mortgage LTC 950 W Bethany Drive, St 800 Allen, TX 75013	Map and Parcel No.: 10509035000

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, **Alicia B. Carver, married, formerly known as Alicia Baize** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kent William Kraushaar and Jennifer Lynn Kraushaar as Trustees of The Kraushaar Living Trust dated August 18, 2018** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1900 Hillside Avenue, Nashville, TN 37203.

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

Kenneth Carver, spouse of Grantee, joins in the execution of this instrument to convey any marital interest that he may hold in the subject property.

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 18th day of June, 2021.

Alicia B. Carver

Kenneth Carver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alicia B. Carver and Kenneth Carver, 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, at office, this 18th day of June, 2021.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Northerly 70.0 feet of the Westerly 100.0 feet of Lot No. 22 on the Waverly Land Company's Plan of Lots called Waverly Place of record in Plat Book 57, Page 95, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 22 fronts 70.0 feet on the Easterly side of Hillside Avenue and runs back between parallel lines 100.0 feet to a dead line.

Being the same property conveyed to Alicia Baize, an unmarried woman, by Special Warranty Deed from Renasant Bank, of record in Instrument No. 20110317-0021165, in the Register's Office of Davidson County, Tennessee, dated March 17, 2011 and recorded on March 17, 2011. Alicia Baize having since married and is now known as Alicia Carver.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 10509035000.
2. All matters appearing on the Plan of record as Plat Book 57, page 95, Register's Office for Davidson County, Tennessee.