Karen Johnson Davidson County
Batch# 662355 DEEDWARR
06/23/2021 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $4,773.00
20210623-0084448

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210434499**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,290,000.00. Affiant Subscribed and sworn to before me, this 16th day of June, 2021. Notary Public My Commission Expires:

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

WARRANTY DEED

Address New Owner: Adam Michael Krauss and Lydia Anne Lancaster 611 Estes Road Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116 04 0 135.00

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, **Benjamin Whitman Mayo, Trustee of the Mayo family Revocable Living Trust Agreement dated September 27, 2019** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adam Michael Krauss and Lydia Anne Lancaster, husband and wife**, ("Grantees"), its 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 6, Clearview, a Subdivision of Lots 7, 8, 12, 13, 16 and 17 of Ensworth and 35 to 41 inclusive, of Kenner manor Subdivision, as shown on plat of record in Plat Book 843, Page 8, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Benjamin Whitman Mayo and Allison Bohan Mayo, Trustees, Mayo family Revocable Living Trust Agreement dated September 27, 2019, by Quitclaim Deed from Benjamin W. Mayo and wife, Allison B. Mayo of record in Instrument No. 20191002-0100280, in the Register's Office of Davidson County, Tennessee, dated September 27, 2019 and recorded on October 02, 2019.

Being the same property conveyed to Benjamin W. Mayo and wife, Allison B. Mayo, by Quitclaim Deed from Benjamin W. Mayo, married of record in Instrument No. 20150615-0056422, in the Register's Office of Davidson County, Tennessee, dated June 09, 2015 and recorded on June 15, 2015.

Being the same property conveyed to Benjamin W. Mayo, unmarried, by Warranty Deed from Garafola Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20130220-0016962, in the Register's Office of Davidson County, Tennessee, dated February 15, 2013 and recorded on February 20, 2013.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Clearview, a Subdivision of Lots 7, 8, 12, 13, 16 and 17 of Ensworth and 35 to 41 inclusive, of Kenner manor Subdivision, as recorded in Plat Book 843, Page(s) 8.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 753, Page 212.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3956, Page 935.

This is improved property located at 611 Estes Road Nashville TN 37215

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, Grantor has executed this instrument on this 16th day of June, 2021.

The Mayo family Revocable Living Trust Agreement dated September 27, 2019

By: Benjamin Whitman Mayo, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Benjamin Whitman Mayo, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the Mayo family Revocable Living Trust Agreement dated September 27, 2019, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 16th day of June, 2021.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

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

