When recorded, return to:
Rudy Title and Escrow
608 Shelby Avenue
Nashville, TN 37206
File Number: J Kd-21-818

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-13019-RL-s

Karen Johnson Davidson County
Batch# 696420 DEEDWARR
08/12/2021 02:41:25 PM 2 pgs
Fees: $13.00 Taxes: $1,924.00
20210812-0109060

STATE OF TENNESSEE
COUNTY OF Davidson

LAUREN JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 10-17-2021

The actual consideration or value, whichever is greater, for this transfer is $520,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of August, 2021.

Notary Public
My Commission Expires: 10.17.21

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Galactic Redevelopment, LLC Emerald Investments, LLC 2130 Whitney Avenue Nashville, TN 37210	Galactic Redevelopment, LLC - Emerald Investments, LLC 2130 Whitney Avenue Nashville, TN 37210	082 12 0 218.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Miriam Kraatz and Quincy Ellison, wife and husband, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Galactic Redevelopment, LLC, A Tennessee Limited Liability Company and Emerald Investments, LLC, A Tennessee Limited Liability Company, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to wit: Being Lot No. 16 in Neill S. Brown To East Nashville, as shown on Plat of record in Plat Book 57, Page 50, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Miriam Kraatz, by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, of record in Instrument No. 20111005-0077066, in the Register's Office of Davidson County, Tennessee, dated September 30, 2011 and recorded on October 05, 2011.

Quincy Ellison joins in the sale of home as owner-occupant spouse of Miriam Kraatz.

This is improved property located at: **818 Ramsey Street, Nashville, TN 37206**

This conveyance is made subject to 1) Property taxes for the year **2021** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. Whenever used, the singular number 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 10th day of August, 2021.

GRANTOR:

Miriam Kraatz

Quincy Ellison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Miriam Kraatz and Quincy Ellison, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of August, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/2022