Karen Johnson Davidson County
Batch# 700260 **DEEDWARR**
08/18/2021 10:41:15 AM 2 pgs
Fees: $13.00 Taxes: $2,090.50
20210818-0111657

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $565,000.00.

Affiant

Subscribed and sworn to before me this 17th day of August, 2021.

Notary Public
My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

2021-459

Address of New Owner:	Send Tax Bills to:	Tax Information:
Steven R. Krall and Barbara E. Krall	New Owner	
915 Pinetown Road		171-03-0A-202.00-CO
Lewisberry, PA 17339		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Courtney E. Ledford, a married woman,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Steven R. Krall and Barbara E. Krall, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Fredericksburg, Section Seven of record in Plat Book 9700, Page 405, 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 Courtney E. Ledford, an unmarried person by Warranty deed from Yoshihiko Fukai, a married person of record in Instrument No. 20161121-0122408 Register's Office for Davidson County, Tennessee, dated November 15, 2016 and recorded on November 21, 2016.

Robert M. Hoffman, spouse of Courtney E. Ledford, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1505 Daphne Place, Brentwood, TN 37027.**

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. 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 our hands this 13th day of August, 2021.

Courtney E. Ledford

Robert M. Hofmann

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Courtney E. Ledford and Robert M. Hofmann, 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 and official seal at Franklin, Tennessee, this 13th day of August, 2021.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022