398

WARRANTY DEED

Karen Johnson Davidson County
Batch# 707183 **DEEDWARR**
08/30/2021 03:09:50 PM 2 pgs
Fees: $13.00 Taxes: $10,545.00

20210830-0116831

STATE OF ~~TENNESSEE~~ Minnesota
COUNTY OF Hennepin

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: January 31, 2025
(AFFIX SEAL)

GINA MARIE WILHARBER
NOTARY PUBLIC
MINNESOTA
My Commission Expires January 31, 2025

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jeff Krones and Jessica Krones 1209 Sweetbriar Avenue Nashville, TN 37212	**UNITED WHOLESALE MTG** 585 SOUTH BOULEVARD E PONTIAC, MI 48341	118-01-0-037.00

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, **Zachary Quinn, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jeff Krones and Jessica Krones**, ** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

**husband and wife

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at a concrete monument on the Southerly margin of Sweetbrier Avenue, said point being 215 feet west of the Westerly margin of Granny White Pike; thence South 3 degrees 52 minutes West a distance of 303.98 feet to an iron pin; thence North 88 degrees 11 minutes West, a distance of 50 feet to an iron pin; thence North 3 degrees 57 East, a distance of 303.98 feet to an iron pin; said point being on the Southerly margin of Sweetbrier Avenue; thence along the Southerly margin of Sweetbrier Avenue South 86 degree 08 minutes East, a distance of 50 feet to the point of beginning. Being Lot 7B on plan of W.L.B. Lawrence Plan, Resubdivision, of Lot 7 of record in Plat Book 4350, Page 14, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Zachary Quinn, an unmarried man by Warranty Deed from KE Holdings LLC, dated 12/21/2020 and recorded 12/31/2020, of record in Instrument 202012310155189, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1209 Sweetbriar Avenue, Nashville, TN 37212

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 my/our hand(s) this the 25TH day of August, 2021.

Zachary Quinn

STATE OF MINNESOTA

COUNTY OF HENNEPIN

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Zachary Quinn with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal, this the 25th of August, 2021.

Notary Public

My Commission Expires: JANUARY 31, 2025

(SEAL)

GINA MARIE WILHARBER
NOTARY PUBLIC
MINNESOTA
My Commission Expires January 31, 2025