Karen Johnson Davidson County
Batch# 717078 DEEDWARR
09/15/2021 12:15:51 PM 2 pgs
Fees: $13.00 Taxes: $6,845.00
20210915-0123919

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1576

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeff Krones and Jessica Krones, husband and wife**, hereinafter collectively called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Curtis Jeffrey Thorne, Trustee of the 1765 Family Trust dated September 9, 2021,** hereinafter called the **Grantee**, Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot Nos. 1 and 2 on the Plan of Tyne Valley Estates, Section 1-A, of record in Book 3842, Page 4, 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 Jeffrey B. Krones, a single man by Warranty Deed from Benjamin Sohr and wife, Genifer Goodman Sohr, of record in Instrument No. 20161018-0109966, Register's Office for Davidson County, Tennessee, dated October 14, 2016 and recorded on October 18, 2016.

Being the same property conveyed to Jeff Krones and Jessica Krones, as tenants with rights of survivorship by Quitclaim Deed from Jeffrey B. Krones of record in Instrument No. 20200221-0019566, Register's Office for Davidson County, Tennessee, dated February 14, 2020 and recorded on February 21, 2020.

The property conveyed herein is subject to (a) matters shown on the Plan of record in Book 3842, page 4, Register's Office for Davidson County, Tennessee; and (b) 2021 real estate taxes and assessments, which have been prorated and assumed by the Grantee

This is improved property, known as: 1759 and 1765 Tyne Boulevard, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's successors or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's successors 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Neil J. Thorne 1765 Tyne Boulevard Nashville, TN 37215	New Owner	145-05-0-015.00 & 145-05-0-016.00

WITNESS THE EXECUTION HEREOF this 10th day of September, 2021.

Jeff Krones **Jessica Krones**

State of Tennessee)
County of Davidson)

On this 10th day of September, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jeff Krones and Jessica Krones, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/5/2025

TAMI A. BOSCHEE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 05/05/2025

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,850,000.00.**

Affiant

Sworn and subscribed before me on this the 10th day of September, 2021.

Notary Public

My Commission Expires: 5/5/2025

TAMI A. BOSCHEE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 05/05/2025