Karen Johnson Davidson County
Batch# 728063 DEEDWARR
09/30/2021 01:28:58 PM 2 pgs
Fees: $13.00 Taxes: $2,978.50
20210930-0131755

WARRANTY DEED

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$805,000.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of September, 2021.

Notary Public

My commission expires:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Tyler Kreutzer **Jessica Kreutzer**	new owners	**Map 118-10-0 Parcel 148-00**
3407 Woodhaven Dr.		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Caroline Elizabeth Curran and John Daniel Curran, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tyler Kreutzer and Jessica Kreutzer, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVDISON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Part of the O.F. Noel Estate, Pleasant Valley, of record in Book 1424, Page 63, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to Caroline Elizabeth Bratton and John Daniel Curran, both unmarried, by Warranty Deed dated June 3, 2011, from Kevin Howard, married, of record in Instrument No. 20110606-0043206 and further conveyed to Caroline Elizabeth Curran and John Daniel Curran, married, by Quitclaim Deed dated December 15, 2018, from Caroline Elizabeth Bratton and John Daniel Curran, both unmarried, of record in Instrument No. 20181226-0125136, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 1424, Page 63, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants contained in Instrument of record in Book 1632, Page 427, said Register's Office for Davidson County, Tennessee. Note: said restrictions are not applicable to portions thereof that have already expired. 3) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **3407 Woodhaven Dr., Nashville, TN 37204**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
TLE #: 6VR2-21 3407

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 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 **28th** day of **September, 2021.**

Caroline Elizabeth Curran

Caroline Elizabeth Curran

John Daniel Curran

John Daniel Curran

STATE OF TENNESSEE)
COUNTY OF DAVISON)

Personally appeared before me, a Notary Public of said County and State, **Caroline Elizabeth Curran and John Daniel Curran,** the within named sellers, 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 Nashville, Tennessee, this **28th** day of **September, 2021.**

Notary Public

My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON