Karen Johnson Davidson County
Batch# 738696 DEEDWARR
10/18/2021 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,417.10
20211018-0139603

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-6943

STATE OF KENTUCKY
COUNTY OF JEFFERSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $383,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 day of October, 2021

Notary Public

Commission Expires: FEB 9TH, 2025

DIANA BOWMAN
Notary Public
Commonwealth of Kentucky
Commission Number KYNP23336
My Commission Expires Feb 9, 2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Emily Dunbar Evans and Garrison Lyons Evans 2635 River Meade Way Nashville, TN 37214	Truist Bank 901 Semmes Avenue Richmond, VA 23224	052-13-0B-331.00-CO

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, I/WE,

David W. Krause and Michelle Krause, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Emily Dunbar Evans and Garrison Lyons Evans, wife and husband

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

Land in Davidson County, Tennessee, being Lot 15 on the Condominium Plat River Glen, Phase 7, Planned Unit development, of record in Instrument No. 20040212-0016958, and a part of the Horizontal Property Regime of River Glen, a horizontal property regime created under a Master Deed and By-Laws of record in Book 7566, page 571, Register's Office for Davidson County, Tennessee, to which River Glen Phase 7 is submitted by Declaration of Submission, of record in Instrument No. 20040713-0083147, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David W. Krause, unmarried by Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20041209-0146886 Register's Office for Davidson County, Tennessee, dated November 24, 2004 and recorded on December 09, 2004. (Value of consideration shown in aforementioned deed $126,267.00.)

Being also known as 2635 River Meade Way Nashville, Tennessee 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2635 River Meade Way, Nashville, TN 37214

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 so 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.

Dated this the 12th day of October, 2021.

David W. Krause

Michelle Krause

STATE OF TENNESSEE
COUNTY OF JEFFERSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David W. Krause and Michelle Krause** 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 Brentwood, Tennessee this 12th day of October, 2021.

Notary Public
My Commission Expires: FEB 9TH, 2025

Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/12/21.

Affiant Signature

10/14/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/14/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON