| **WARRANTY DEED** | STATE OF TENNESSEE<br>COUNTY OF Williamson<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $349,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me on November 3, 2021.<br><br>NOTARY PUBLIC<br>My Commission Expires: 6/14/25 |
|---|---|

Karen Johnson Davidson County
Batch# 749255 DEEDWARR
11/04/2021 11:46:25 AM 2 pgs
Fees: $13.00 Taxes: $1,291.30

20211104-0147634

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Bryan Austin Salzberg and<br>Ashley Marie Rau<br>4413 Frost St.<br>Nashville, TN 37214 | CapStar Bank<br>2002 Richard Jones Rd., Ste. 300A<br>Nashville, TN 37215 | 062-02-0B-009.00 CO |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **STEVE KORTE AND EMILY KORTE, HUSBAND AND WIFE**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **BRYAN AUSTIN SALZBERG AND ASHLEY MARIE RAU, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9, as shown on the map entitled Abbington Park, Phase One- Section One, of record in Instrument No. 20030328-0041019, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to STEVE KORTE AND EMILY KORTE, HUSBAND AND WIFE, by deed from CYNTHIA L. TURNER, AND HUSBAND, PERRY TURNER, KENNETH H. MILLER, II AND WIFE, LISA MILLER, NATIONAL MULTIPLE SCLEROSIS SOCIETY, A NEW YORK NONPROFIT CORPORATION, AMERICAN CANCER SOCIETY, INC., A NEW YORK NONPROFIT CORPORATION, AND CYNTHIA L. TURNER, AS ADMINISTRATRIX OF THE ESTATE OF SHERRY APRIL MILLER, of record in Instrument No. 20200210-0015259, dated January 29, 2020, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of

record.

3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 4413 Frost Street, 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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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 on November 3, 2021.

**Grantor:**

**Steve Korte**

**Grantor:**

**Emily Korte**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **STEVE KORTE AND EMILY KORTE**, the within named bargainor, 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, at office, this 3rd day of November, 2021.

Notary Public

My commission expires: 6/14/25