Karen Johnson Davidson County
Batch# 784779 DEEDWARR
01/05/2022 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20220105-0001810

WARRANTY DEED

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Sarah Elizabeth Falter	SEND TAX BILLS TO: Guaranty Home Mortgage Corp	MAP-PARCEL NUMBERS
(NAME) 418 Barbara Dr	(NAME) 316 Robert Rose Dr	05103014000
(ADDRESS) Madison TN 37115	(ADDRESS) Murfreesboro TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Warren Clay Krasner, married** , HEREINAFTER CALLED THE GRANTOR(S), /HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Sarah Elizabeth Falter, a single woman,** HEREINAFTER CALLED THE GRANTEE, HER 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 No. 58 on the Map of Stratton Heights, as of record in Book 1835, Page 13, Register's Office for said County, described as follows:

BEGINNING at a point on the northerly margin of Barbara Drive, the common corner of Lots Nos. 57 and 58; thence with the line between said lots, northerly 142.9 feet to a corner of Lot No. 59; thence with the line between Lot Nos. 58 and 59, westerly 123 feet to the easterly margin of said road, southerly 125 feet to the beginning of a curve; thence along said curve, southeasterly 31.42 feet to a point on the north margin of Barbara Drive; thence with the margin of said drive, easterly 78.94 feet to a point, and continuing with the same easterly 46.06 feet to the beginning.

Being the same property conveyed to Warren Clay Krasner, unmarried, by virtue of that certain Warranty Deed dated September 29, 2006, and being of record at Instrument No. 20061003-0122403 in the Register's Office of Davidson County, Tennessee. RyLee Krasner joins in this conveyance to transfer any marital interest she may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 418 Barbara Dr. Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 22 day of October, 2021.

Warren Clay Krasner

RyLee Krasner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Warren Clay Krasner and RyLee Krasner**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of October, 2021.

Notary Public

My Commission Expires: 3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 10.22.21 (date of document).

Connie Taylor
Affiant Signature

10.22.21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

