Return To:
Advantage Title And Escrow, Inc
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

14172

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Renaissance Investments, LLC	New Owner	13306027700
3714 New Holland Cir ~~218 Wheeler Avenue~~ (NAME)	(NAME)	Karen Johnson Davidson County Batch# 797213 **DEEDWARR** 01/31/2022 09:27:58 AM 2 pgs Fees: $13.00 Taxes: $1,202.50
Murfreesboro, TN 37128 ~~Nashville, TN 37211~~ (ADDRESS)	(ADDRESS)	20220131-0010746
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Robyn Yvonne Kroeger fka Robyn Yvonne Lewis and Stephen Kroeger, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Renaissance Investments, LLC,** 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 No. 2 as shown on the map entitled Resubdivision of Part of Lot 38 Hinchey Petway Property, or record in Plat Book 8250, Page 100, Register's for 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 Robyn Yvonne Lewis, by deed of record in Instrument No. 20100618-0047580, Register's Office for Davidson County, Tennessee.

Robyn Yvonne Kroger fka Robyn Yvonne Lewis and fka Robyn Garcia

Stephen Kroeger joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 218 Wheeler Avenue, Nashville, TN 37211
(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/our hands this 31st day of January, 2022.

Robyn Yvonne Kroeger

Stephen Kroeger

State of Tennessee
County of Davidson

Personally appeared before me Robyn Yvonne Kroeger and Stephen Kroeger, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of January, 2022.

Notary Public _____
My Commission Expires: _____

File No.: 16172