Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-8988

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of January, 2022

Notary Public

Commission Expires: 11/5/24

JESSICA FRENKEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 803075 DEEDWARR
02/10/2022 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220210-0015400

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lorie Lee Hollabaugh 208 Garrett Drive Nashville, TN 37211	Regent Bank P.O. Box 202025 Florence, SC 29502	147-06-0-002.00

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,

Curt Krebs

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

Lorie Lee Hollabaugh, an unmarried person

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:

A certain tract or parcel of land in David County, Tennessee, described as follows:

Being Lot No. 14 on the Plan of Battery Crest, Section 1, as of record in Book 2900, page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 80 feet on the North margin of Garrett Drive and runs back 159.73 feet on the West line and 160.76 feet on the East line, to a dead line in the rear, measuring 80 feet thereon.

Being the same property conveyed to Tommy Krebs, and wife, Penny Krebs, and Curt Krebs by Warranty Deed from Charles Buford Paul and wife, Lucy White Paul of record in Instrument No. 20071017-0123199 Register's Office for Davidson County, Tennessee, dated October 17, 2007 and recorded on October 17, 2007. (Value of consideration shown in aforementioned deed $135,000.00.) The said Penny Krebs died on or about 6/23/09 leaving Tommy Krebs, her husband vested as the surviving tenant by the entirety.

Being the same property conveyed to Curt Krebs by Quitclaim Deed to Trustee from Tommy Krebs of record in Instrument No. 20151006-0101484 and as amended in Instrument No. 20220124-0008518, Register's Office for Davidson County, Tennessee, dated September 29, 2015 and recorded on October 06, 2015. (Value of consideration shown in aforementioned deed $0.00.)

FOR INFORMATIONAL PURPOSES ONLY: Being also known as 208 Garrett Drive, Nashville, Tennessee 37211

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: 208 Garrett Drive, Nashville, TN 37211

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 28th day of January, 2022.

Curt Krebs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Curt Krebs** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of January, 2022.

Notary Public
My Commission Expires: _____

KAYLIE PAYNE
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 8, 2025
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 1-28, 2022.

Affiant
Date: January 31, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 31 day of January 2022.

Notary Public

My Commission Expires: 5/5/2025

