WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00.

Diana Kraushaar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES:

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

B-SH-22-2002B

Karen Johnson Davidson County
Batch# 812034 **DEEDWARR**
02/25/2022 03:15:46 PM 2 pgs
Fees: $13.00 Taxes: $1,905.50

20220225-0021872

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Patrick Kraushaar and Diana Kraushaar	**United Wholesale Mortgage, LLC**	
(NAME)	(NAME)	**092-07-0S-006.00-CO**
2002 Herman St #B	**585 South Blvd. E.**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Pontiac, MI 48341**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TWO E'S DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PATRICK KRAUSHAAR AND DIANA KRAUSHAAR, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1930 Herman Street and 2002 Herman Street, of record as Instrument No. 20201021-000122453 and Supplemental Declaration recorded in Instrument No. 20201204-0141121, being shown on Plat attached thereto as Exhibit "A", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Brenda Jones, unmarried by Warranty deed from Andrew H. Johnson and wife, Carol J. Johnson of record in Instrument No. 20051109-0135758 Register's Office for Davidson County, Tennessee, dated October 28, 2005 and recorded on November 09, 2005.

Being a portion of the same property conveyed to Two E'S Development LLC, a Tennessee Limited Liability Company by Warranty deed from Brenda Jones, unmarried of record in Instrument No. 20200706-0072311 Register's Office for Davidson County, Tennessee, dated June 30, 2020 and recorded on July 06, 2020.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 102, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20201021-000122453 and Supplemental Declaration recorded in Instrument No. 20201204-0141121, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 2096, Page 362, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20210305-0029175, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants of record in Instrument No. 20210317-0035075, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2002 Herman St #B, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 23rd DAY OF FEBRUARY, 2022.

Two E'S Development LLC, a Tennessee Limited Liability Company

BY:_____
Anthony Ewing
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTHONY EWING, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the PRESIDENT of TWO E'S DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such PRESIDENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd of February, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212