Warranty Deed

Karen Johnson Davidson County Batch# 815384 DEEDWARR 03/04/2022 09:09:30 AM 3 pgs Fees: $18.00 Taxes: $2,356.90 20220304-0024771	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $637,000.00. Affiant Subscribed and sworn to before me, this the 22nd day of February, 2022. Notary Public My commission expires: 3/7/23

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kent William Kraushaar and Jennifer Lynn Kraushaar, as Trustees of The Kraushaar Living Trust dated August 18, 2018	New Owner(s)	071-11-0-098.00
318 Edith Avenue	1900 Hillside Ave.	
Nashville, TN 37027	Nashville, TN 37203	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CASEY WOOD AND DEBRA A. KENDALL, SPOUSES MARRIED TO EACH OTHER**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENT WILLIAM KRAUSHAAR AND JENNIFER LYNN KRAUSHAAR AS TRUSTEES OF THE KRAUSHAAR LIVING TRUST DATED AUGUST 18, 2018**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the western 1/2 of Lot No. 34, on the Plan of Trinity Heights Subdivision, recorded in Book 161, Page 38, Register's Office for Davison County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Said Part of Lot No. 34 fronts 50 feet on the Southerly side of Edith Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Casey Wood and Debra A. Kendall, a married couple by Warranty deed from Ryan Lee Stackhouse and Angela Michelle Stackhouse, Co-Trustees of the Ryan Lee Stackhouse Living Trust, with full Power to Sell, Lease, Grant, Convey and Encumber without joinder of any Beneficiary of record in Instrument No. 20171019-0107281 Register's Office for Davidson County, Tennessee, dated October 13, 2017 and recorded on October 19, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 318 Edith Avenue, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of February, 2022.

Casey Wood

Debra A. Kendall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Casey Wood and Debra A. Kendall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of February, 2022.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

True Copy Certification

I, **Diane March,** 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 this the 22nd day of February, 2022.

Affiant Signature
Date 02/22/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22nd day of February, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/23

