STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$306,500.00** (Three Hundred Six Thousand Five Hundred).

AFFIANT

Subscribed to and sworn before me this 1st day of April, 2022.

NOTARY PUBLIC MY COMMISSION EXPIRES (NOTARY SEAL)

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

Karen Johnson Davidson County
Batch# 833619 **DEEDWARR**
04/01/2022 02:38:04 PM 2 pgs
Fees: $13.00 Taxes: $1,134.05

20220401-0038267

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Sherry Anderson 2877 Paddle Wheel Drive Nashville, TN 37214	United Wholesale Mortgage, LLC 585 South Boulevard E. Pontiac, MI 48341	062020B06100CO

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, **MARK E. KRABACHER AND WIFE, JENNIFER B. KRABACHER,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **SHERRY ANDERSON, A SINGLE WOMAN,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 224, on the Plan of Abbington Park, Phase One, Section Two, a Planned Unit Development, of record in Instrument No. 20030922-0139712 as amended in Instrument No. 20031006-0146904, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark E. Krabacker and wife, Jennifer B. Krabacker by deed from John T. Gregath and spouse, L. Kay Gregath of record in Instrument No. 20091015-0095531, dated October 1, 2009 and recorded on October 15, 2009, Register's Office for Davidson County, Tennessee.

Being also known as 2877 Paddle Wheel Drive, Nashville, Tennessee 37214.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **2877 PADDLE WHEEL DRIVE** **NASHVILLE, TN 37214**

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. Whenever 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, this 1st day of April, 2022

Mark E. Krabacher

Jennifer B. Krabacher

STATE OF FLORIDA)
COUNTY OF ESCAMBIA)

On this 29 day of March, 2022, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mark E. Krabacher and wife, Jennifer B. Krabacher** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 29 day of March, 2022.

Notary Public

Commission Expires: June 03, 2025

NOTARY PUBLIC STATE OF FLORIDA
ANDRELLE SMITH
MY COMMISSION # HH137722
EXPIRES: June 03, 2025