Karen Johnson Davidson County
Batch# 836357 DEEDWARR
04/08/2022 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $2,214.45
20220408-0040944

STATE OF ~~ARIZONA~~ TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $598,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-2-2024

(AFFIX SEAL)

DEBORAH DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

05-NSH22-03834

Address of New Owner:	Send Tax Bills to:	Tax Information:
Edward Krauland and Lesley Krauland 1501 Lewis Road Madison, TN 37115	NEW OWNERS 5924 KIRBY ROAD BETHESDA, MARYLAND 20817	051-10-0-020.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lisa A. Rovinsky, An Unmarried Woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Edward Krauland and Lesley Krauland, Husband and Wife and James J. Krauland, Unmarried**, hereinafter called the Grantees, their successors 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. 14 on the Map of E. E. Russell's Subdivision of Lots of the Herbert Anderson Tract, as of record in Book 421, Page 37, Register's Office for Davidson County, Tennessee, described according to a survey by L.D. Justice, Surveyor, dated July 8, 1947, as follows:

Beginning on the Northerly margin of Lewis Road at the corner of Lots Nos. 14 and 15; thence with the line between said lots, Northwardly 200 feet; thence Eastwardly 100 feet; thence Southwardly 200 feet to the Northerly margin of Lewis Road; thence with same Westwardly 100 feet to the beginning.

Being the same property conveyed to Lisa A. Rovinsky by Warranty Deed from Stone Financing, LLC, a Limited Liability Company of record in Instrument No. 20190109-0002484 Register's Office for Davidson County, Tennessee, dated December 19, 2018 and recorded on January 09, 2019 . (Value of consideration shown in aforementioned deed $367,500.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1501 Lewis Road, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 28th day of March, 2022

Lisa A. Rovinsky

STATE OF ARIZONA

COUNTY OF Maricopa

On this 28 day of March, 20 22, before me personally appeared Lisa A. Rovinsky, to me ~~known~~ proved to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 11/06/2024

PHOEBE LABLONDE
Notary Public - Arizona
Maricopa County
Commission # 593615
My Comm. Expires Nov 6, 2024

Certificate of Authenticity

I, Allison Taylor, 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 MARCH 28, 2022.

Date

Affiant Signature

APRIL 1, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of April, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON