Karen Johnson Davidson County
Batch# 836381 DEEDWARR
04/08/2022 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,594.70
20220408-0040993

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney

Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
John Joseph Krauss
and Jennifer Mae Krauss
4829 Honey Grove Drive
Nashville, TN 37013
SEND TAX BILLS TO:
Navy Federal Credit Union
12851 Worldgate Drive, Suite 600
Herndon, VA 20170

WARRANTY DEED

(Map 162-16-0D; Parcel 008.00-CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **SUSIE FERGUSON, UNMARRIED**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **JOHN JOSEPH KRAUSS AND JENNIFER MAE KRAUSS, HUSBAND AND WIFE,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, State of Tennessee, being all of Lot No. 78 on the Plan of Section One, Honey Brook Subdivision, a planned unit development, of record in Book 7900, Page 254, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> BEING the same property conveyed to Paul Jerosimich and wife, Maria Jerosimich, by Warranty Deed dated November 25, 2003, from Robert Wimbish and wife, Angela Wimbish, recorded December 1, 2003, in Instrument No. 20031201-0172258, in the Register's Office of Davidson County, Tennessee. By Quitclaim Deed dated December 31, 2018, Paul Jerosimich and wife, Maria Jerosimich conveyed all of their right, title, and interest in the subject property to Susie Ferguson, unmarried, being recorded December 31, 2018, in Instrument No. 20181231-0126544, in the Register's Office for Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 4829 Honey Grove Drive, Nashville, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same

is unencumbered except as noted herein, and for the 2022 real property taxes which will be prorated at closing and paid by the Grantees.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand and signature on this the 31st day of March, 2022.

Susie Ferguson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 31st day of March, 2022.

Notary Public

My Commission Expires: 8-19-23

(SEAL)

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $431,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 31st day of March, 2022.

Notary Public

My commission Expires: 8-19-23

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No. GTS1-2022-109

True Copy Certification

I, Leslie Tate, 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 the 31ST day of March, 2022.

Leslie Tate

Affiant Signature

3/31/22

Date

State of Tennessee)

County of Rutherford)

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

Notary's Signature

My Commission Expires: 8-19-23

Notary' Seal (if on paper)

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY