Karen Johnson Davidson County
Batch# 850233 DEEDWARR
05/04/2022 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,867.39
20220504-0051552

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $504,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2022

Notary Public

MY COMMISSION EXPIRES: 11/22/24

(AFFIX SEAL)

JORDYN SCHUMM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON

File No. AT-22-2216

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Jason Krout	NEW OWNER	
(NAME)	(NAME)	
3087 Brookview Forest Drive	3087 BROOKVIEW FOREST DR	180-04-0B-063.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	NASHVILLE, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 K. White and Ulrike White, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen Jason Krout, a married man**, HEREINAFTER CALLED THE GRANTEE, 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. 48 on the Plan of Final Plat of Brookview Forest, Phase II, Cluster Lot Option of record in Plat at Instrument No. 20040629-0076755, 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 the same property conveyed to Cody Martin, a single person by Warranty deed from Todd Russell Christian and Rachel Marie Christian of record in Instrument No. 20150714-0068434 Register's Office for Davidson County, Tennessee, dated June 29, 2015 and recorded on July 14, 2015.

Being the same property conveyed to Mark K. White and Ulrike White, husband and wife by Warranty deed from Cody Martin, married of record in Instrument No. 20190426-0038489 Register's Office for Davidson County, Tennessee, dated April 25, 2019 and recorded on April 26, 2019.

Being also known as 3087 Brookview Forest Drive Nashville, Tennessee 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES 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 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/our hand this 26th day of April, 2022.

Mark K. White

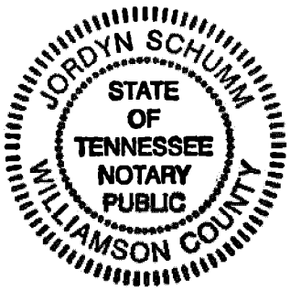
Ulrike White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of April, 2022, before me personally appeared Mark K White and Ulrike White, to me known 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's (or persons') free act and deed.

Witness my hand, at office, this 26th day of April, 2022.

Notary Signature
My commission expires: 1/22/24



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

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 APRIL 26, 2022.

Date

Affiant Signature

4/27/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of April, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)