(1)

Record + Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

Warranty Deed

Karen Johnson Davidson County
Batch# 857537 DEEDWARR
05/18/2022 10:05:44 AM 2 pgs
Fees: $13.00 Taxes: $6,031.00
20220518-0057289

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,630,000.00.

Affiant

Subscribed and sworn to before me this the 16th day of May, 2022.

Notary Public

My commission expires: 6-21-25

THOMAS I. BOTTORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON 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:
Eric D. Krassow Lauren Harrell Krassow	CapStar Bank	117-04-3A-002.00
1810 Primrose Avenue	1133 Ocean Ave	
Nashville, TN 37212	Lakewood NJ 08701	

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, **DAVID R. VAGO AND SONIA MATWIN VAGO, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC D. KRASSOW AND LAUREN HARRELL KRASSOW, HUSBAND AND WIFE**, 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:

All that Certain Tract or Parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit B, Homes at 1808 Primrose Avenue, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160210-0012943, Amended in Instrument No. 20160217-0014998, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David R. Vago and Sonia Matwin Vago by Warranty deed from Magness Group, Inc. of record in Instrument No. 20161024-0112432 Register's Office for Davidson County, Tennessee, dated October 17, 2016 and recorded on October 24, 2016.

Scrivener's Affidavit (as to derivation clause on Deed 20161024-0112432) recorded in Instrument No. 20220503-0051338, in the Register's Office for Davidson County, Tennessee.

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 1810 Primrose Avenue, Nashville, TN 37212, 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 16th day of May, 2022.

David R. Vago

Sonia Matwin Vago

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 David R. Vago and Sonia Matwin Vago, 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 16th day of May, 2022.

Notary Public

My Commission Expires: 3·3·25

