Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-2358

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $551,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of May, 2022

Notary Public

Commission Expires:

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

Karen Johnson Davidson County
Batch# 864890 DEEDWARR
05/31/2022 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $2,038.70
20220531-0062724

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alexis Kisgen and Tyler Hunt 2417 B Brasher Avenue Nashville, TN 37206	New Owner	072-13-1-C-002.00-CO

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,

Mitchell Kronberg and Megan Kronberg fka Megan J. Buhr, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tyler Lee Hunt, a single man, and Alexis Kisgen, a single person, as Tenants in Common with the Right of Survivorship

HEREINAFTER CALLED THE GRANTEES, 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 Unit No. B (also known as Unit 2417 B) of the Townhomes at 2417 Brasher Avenue, a Horizontal Property Regime with Private Elements, as shown of record in Instrument No. 20190322-0026243, 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 Urban Dwell Homes, LP by Warranty deed from Anthony B. Davidson, married of record in Instrument No. 20190329-0028351 Register's Office for Davidson County, Tennessee, dated March 26, 2019 and recorded on March 29, 2019.

Being the same property conveyed to Mitchell Kronberg, an unmarried man by Warranty deed from Urban Dwell Homes, GP, a Tennessee General Partnership of record in Instrument No. 20200131-0011691 Register's Office for Davidson County, Tennessee, dated January 30, 2020 and recorded on January 31, 2020.

Being the same property conveyed to Mitchell Kronberg, an unmarried man and Megan J. Buhr, an unmarried woman, joint tenants with right of survivorship by Quitclaim deed from Mitchell Kronberg, an unmarried man of record in Instrument No. 20200131-0011694 Register's Office for Davidson County, Tennessee, dated January 30, 2020 and recorded on January 31, 2020. Mitchell Kronberg and Megan J. Buhr having since married. Meghan J. Buhr is now known as Megan J. Kronberg.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2417 B Brasher Avenue, Nashville, TN 37206

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 so 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.

Dated this the 24th day of May, 2022.

Mitchell Kronberg

Megan J. Kronberg

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of May, 2022, before me personally appeared Mitchell Kronberg and Megan J Kronberg, 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 24th day of May, 2022.

Notary Signature
My commission expires:

KAYLIE PAYNE
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 8, 2025
COUNTY OF DAVIDSON

True Copy Certification

I, **Kaz Arbogast,** 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 this the 24th day of May, 2022.

Affiant Signature
Date 05/24/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 24th day of May, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024