Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 22044081B

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,150,000.00.

Affiant

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

Notary Public
My Commission Expires: 9-30-2024

KRISTEN JACOBY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 865489 DEEDWARR
06/01/2022 09:51:56 AM 2 pgs
Fees: $13.00 Taxes: $4,255.00

20220601-0063020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mario Andres Trujillo and Jessalyn Traylor Trujillo 1104 Chelsey Ct Brentwood, TN 37027	Mario Andres Trujillo and Jessalyn Traylor Trujillo 1104 Chelsey Ct Brentwood, TN 37027	Tax Parcel ID No. 131 04 0 237.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Kruspe and Sarah Kruspe, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mario Andres Trujillo and Jessalyn Traylor Trujillo, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 46, Duncanwood, as shown on plat of record in Plat Book 1424, Page 139, 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 Michael Kruspe and wife, Sarah Kruspe, by Warranty Deed from Shelley A. Duryee Unmarried, of record in Instrument No. 20120703-0058612, in the Register's Office of Davidson County, Tennessee, dated on June 29, 2012 and recorded on July 03, 2012.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Duncanwood, as recorded in Plat Book 1424, Page(s) 139.

This is improved property located at 1128 Duncanwood Drive Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of May, 2022.

Michael Kruspe

Sarah Kruspe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Kruspe and Sarah Kruspe, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2022.

Notary Public
My Commission Expires: _____

