WARRANTY DEED

Karen Johnson Davidson County
Batch# 873907 **DEEDWARR**
06/17/2022 03:46:08 PM 2 pgs
Fees: $13.00 Taxes: $1,213.60

20220617-0069975

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

BRIANA GAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

MST 2022-0843

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Holly Krug	next owner	149-03-0J-006.00-CO
(NAME)	(NAME)	
2548 Murfreesboro Pike #6		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, WE, **Key Property Group, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Holly Krug, a single woman,** 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. 6 on the Plan of Townview Place, Lot4A Townhomes, a Horizontal Property Regime as shown on Exhibit B of the Declaration of Covenants, Conditions and restrictions for Townview Place, Lot4A Townhomes, a Horizontal Property Regime with Private Elements (a Planned Unit Development) of record in Instrument Number 20170313-0024399, 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 a portion of the same property conveyed to Murfreesboro Edge-O-Lake, LLC by Warranty deed from Dion G. Ribo, and wife, Bronwyn M. Ribo of record in Instrument No. 20090609-0053557 Register's Office for Davidson County, Tennessee, dated June 5, 2009 and recorded on June 9, 2009.

Being a portion of the same property conveyed to TW1, LLC by Quitclaim deed from Murfreesboro Edge-O-Lake, LLC of record in Instrument No. 20161003-0103992 Register's Office for Davidson County, Tennessee, dated September 15, 2016 and recorded on October 3, 2016.

Being the same property conveyed to Key Property Group, LLC by Warranty deed from TW1, LLC of record in Instrument No. 20210104-0000981 Register's Office for Davidson County, Tennessee, dated December 30, 2020 and recorded on January 04, 2021.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien not yet due and payable. Terms, provisions, covenants, conditions,

restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170313-0024399, Register's Office for Davidson County, Tennessee. Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20170103-0000249, in the Register's Office for Davidson County, Tennessee. Restrictions of record in Book 1533, Page 235, in the Register's Office for Davidson County, Tennessee. Dedication of Easement and/or Public Street Right-of-Way of record in Instrument Number 20170517-0048982, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 2548 Murfreesboro Pike #6, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(s) this 14th DAY OF JUNE, 2022.

Key Property Group, LLC

BY: _____

Erin Krueger, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Erin Krueger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of her own knowledge, and who, upon oath, acknowledged himself/herself to be the Member of the maker, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 14th day of June, 2022.

_____
Notary Public

My commission expires: 7-20-2024

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GCRE-22-2548-6