Karen Johnson Davidson County
Batch# 889501 DEEDWARR
07/15/2022 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20220715-0081461

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 13th DAY OF JULY, 2022.

NOTARY PUBLIC
My Commission expires: 9-2-2024

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 22060043

Address of New Owner
Rachel F. Klages and
Eric J. Klages
401 Annex Avenue
Nashville, TN 37209

Send Tax Bills To:
Studio Bank
124 12th Ave. South #400
Nashville, TN 37203

Tax Information:
102-03-0-182.00

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Corey H. Krantz and Kelsie S. Krantz, Husband and Wife,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Rachel F. Klages and Eric J. Klages, Wife and Husband,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1193 on the Plan of Charlotte Park, Section 21 of record in Plat Book 3700, Pages 10 and 11 (erroneously referenced as Book 300 in previous conveyance), 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 Corey H. Krantz and Kelsie S. Krantz, Husband and Wife, by Warranty Deed from Tyler Stonewall Pinson, a married man, dated 04/01/2020 and recorded on 04/22/2020 in Instrument No. 20200422-0042400, Register's Office for Davidson County, Tennessee.

This is property generally located:
401 Annex Avenue, Nashville, TN 37209

SUBJECT TO THE FOLLOWING:

1. 2022 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Plat Book 3700, Pages 10 and 11, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Restrictive Covenants of record at Book 3902, Page 965, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

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. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, **Corey H. Krantz and Kelsie S. Krantz** has/have caused this instrument to be executed, this the 12th day of July, 2022.

Corey H. Krantz

Kelsie S. Krantz

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Corey H. Krantz and Kelsie S. Krantz,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 12th day of July, 2022.

My commission Expires: 2-5-2025

NOTARY PUBLIC

KARA J. KRANTZ
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 July 15, 2022 (date of document).

Affiant Signature

July 15, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 15 day of July, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025