Karen Johnson Davidson County
Batch# 931254 DEEDWARR
10/19/2022 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.13
20221019-0113914

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $394,900.00.

Affiant

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of October, 2022.

Notary Public
MY COMMISSION EXPIRES: 3/6/24
File No. G22-17218

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
David Krulac (NAME)	Same as New Owner (NAME)	058-09-0A-327-00
PO Box 1064 (STREET ADDRESS)	(STREET ADDRESS)	
Mechanicsburg, PA 17055 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Patrick J. Hamilton and Christine A. Hamilton, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David A. Krulac and Diane E. Krulac, Trustees of Cato Ridge Trust 2022-625 dated September 7, 2022**, 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 Lot No. 251, on the Plan of Jordan Ridge at Eaton's Creek, Phase 8, as shown on the plan of record in Instrument Number 20120629-0057088, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Patrick J. Hamilton and Christine A. Hamilton, husband and wife by Deed dated November 28, 2012, recorded November 30, 2012, in Instrument Number 20121130-0109909, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 625 Cato Ridge Lane, Nashville, TN 37218.

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. Whenever 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 October, 2022.

x Patrick J. Hamilton
Patrick J. Hamilton

x Christine A. Hamilton
Christine A. Hamilton

STATE OF Nebraska
COUNTY OF Douglas

On this 14th day of October, 2022, before me personally appeared Patrick J. Hamilton and Christine A. Hamilton, 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 14th day of October, 2022.

Crystal L. Knight
Notary Signature
My commission expires: November 25, 2024

CRYSTAL L. KNIGHT
State of Nebraska-General Notary
My Commission Expires
November 25, 2024

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 10/14/22 (date of document).

Affiant Signature

10/19/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 19 day of October, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY