Karen Johnson Davidson County
Batch# 931276 DEEDWARR
10/19/2022 09:25:30 AM 4 pgs
Fees: $23.00 Taxes: $7,048.50
20221019-0113940

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37363-09-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,905,000.00. Affiant Subscribed and sworn to before me this 18th day of October, 2022. Notary Public My Commission Expires: 10/2/23

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Brady J. Fulton, Elizabeth J. M. Fulton 2001 Ashwood Avenue Nashville, TN 37212	**Send Tax Bills To:** new owner	**Tax Information:** Map and Parcel No.: 10416011300

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, **Daniel Krause and wife, Elizabeth Krause** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Brady J. Fulton and Elizabeth J. M. Fulton, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2001 Ashwood Avenue, Nashville, TN 37212.

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

And Grantors covenant that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 18th day of October, 2022.

Daniel Krause by EKrause atty in fact
Daniel Krause by Elizabeth Krause, his attorney-in-fact

E Krause
Elizabeth Krause

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth Krause, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Daniel Krause, and she is authorized by Daniel Krause to execute this instrument on his behalf.

Witness my hand, at office, this 18th day of October, 2022.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth Krause, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of October, 2022.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being the Northerly 92 feet of Lot No. 71 on the revised Plan of George W. Blair's Subdivision of Belmont Heights, of record in Book 332, Page 117, Register's Office for Davidson County, Tennessee, Tennessee.

Said part of Lot No. 71 fronts 88 feet on the Southerly side of Ashwood Avenue and runs back between parallel lines 92 feet to a dead line, measuring 88 feet thereon.

Being the same property conveyed to Daniel Krause and wife, Elizabeth Krause by deed dated August 21, 2015 from Jonathan A. Cornelius, a married man, of record in Instrument No. 20150831-0088062, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable. Map and Parcel No. 10416011300.
2. All matters appearing on the Plan of record as Book 332, Page 117, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 10/18/22

GEORGE E. MUDTER, JR.
Dated 10/18/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 10/18/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

