Karen Johnson Davidson County
Batch# 936650 DEEDWARR
11/01/2022 02:47:34 PM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20221101-0117958

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20227708

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$625,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Christine Marson
Affiant

Sworn to and subscribed before me this 28th day of October, 2022.

AMANDA BIRNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/28/25

WARRANTY DEED

THIS INDENTURE, made this 28th day of October, 2022, among:

Efren Acosta and Judy Lynn Acosta, Husband and Wife

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

Edward J Kroll as Trustee under the Edward J. Kroll Trust dated August 30, 2007, as restated or amended from time to time and Mary Beth Kroll as trustee under Mary Beth Kroll Trust dated August 30, 2007, as restated or amended from time to time

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Final Plat, The Hill Property, Phase 1A, of record in Instrument No. 20210728-0101347, as corrected by Surveyor's Certificate of Correction in Instrument No. 20220218-0019313, 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 Efren Acosta and Judy Lynn Acosta, husband and wife by deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, dated June 30, 2022, of record in Instrument No. 20220701-0076511, Register's Office for Davidson County, Tennessee.

This property being known as 8048 Warbler Way, Brentwood, TN 37027.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Efren Acosta

Judy Lynn Acosta

Judy Lynn Acosta

State of Tennessee
County of WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Efren Acosta and Judy Lynn Acosta, the within named bargainor(s), 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.

Witness my hand and official seal this 28th day of October, 2022.

T.P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

Notary Public
My Commission Expires: 3-7-23

Owner Name & Property Address:

Name: Edward J Kroll as Trustee under the Edward J. Kroll Trust dated August 30, 2007, as restated or amended from time to time and Mary Beth Kroll as trustee under Mary Beth Kroll Trust dated August 30, 2007, as restated or amended from time to time
Address: 8048 Warbler Way
City, State, Zip: Brentwood, TN 37027

Responsible Party For Taxes:

Name: New Owners
Address: _____
City, State, Zip: _____

Tax ID: 181-11D-009.00