Karen Johnson Davidson County
Batch# 956930 DEEDWARR
12/30/2022 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20221230-0134106

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Stephen Aubrey McClure
5025 Hillsboro Pk Apt 11-F
Nashville, TN 37215
SEND TAX BILLS TO:
Legacy Home Loans
1036 Stearman Drive Ste 6
White House, TN 37188

WARRANTY DEED

(Map 131-010D; Parcel 074.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **THOMAS CARROLL KRUMP AND JULIA JANE KRUMP, A MARRIED COUPLE**, hereinafter referred to as "Grantors", has bargained and sold and does hereby transfer and convey unto **STEPHEN AUBREY MCCLURE, AN UNMARRIED MAN,** hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND located in Davidson County, State of Tennessee, being a certain Condominium Apartment in Davidson County, Tennessee being Unit No. 74-G, also known as Apartment No. 11-F, on the Plan of Georgetown Apartments, of record in Book 5200, Page 4, Register's Office for said county, which plan is incorporated herein by reference for a complete description of said Unit.

BEING the same property conveyed to Poppy P. Buchanan (the 1/2 undivided interest of the Grantor), by Warranty Deed dated May 18, 2012, from Patricia L. Conner, recorded May 25, 2012, in Instrument No. 20120525-0045661, in the Register's Office of Davidson County, Tennessee. Further conveyed to Poppy P. Buchanan, by Quitclaim Deed from Richard D. Buchanan, dated May 18, 2012, and recorded May 25, 2012, in Instrument No. 20120525-0045662, in said Register's Office. Further conveyed to BBK Properties, LLC, by Quitclaim Deed from Poppy P. Buchanan, dated October 23, 2012, and recorded October 26, 2012, in Instrument No. 20121026-0098267, in said Register's Office. Further conveyed to Thomas Carroll Krump, by Quitclaim Deed from BBK Properties, LLC, dated May 10, 2019, and recorded May 14, 2019, in Instrument No. 20190514-0045526, in said Register's Office. Julia Jane Krump, spouse of Thomas Carroll Krump, joins herein to convey any and all right, title, claim and interest he/she may have in the subject property by virtue of marriage or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 5025 Hillsboro Pike, 11F, Nashville, TN 37215.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are 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 noted herein, and for the 2022 real property taxes which will be prorated at closing and paid by the Grantors.

Grantors further covenant and bind Grantor, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands and signatures on this the 30th day of December, 2022.

THOMAS CARROLL KRUMP

JULIA JANE KRUMP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Carroll Krump and Julia Jane Krump, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of December, 2022.

Notary Public

My Commission Expires: October 22, 2025

(SEAL)

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $315,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 30th day of December, 2022.

Notary Public

My commission Expires: October 22, 2025
File No. GTS1-2022-591

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, **Pam Autry,** 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 this the 30th day of December, 2022.

Affiant Signature
Date 12/30/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30th day of December, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON