Karen Johnson Davidson County
Batch# 1000285 DEEDWARR
05/05/2023 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20230505-0033635

6470

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 475,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of May, 2023.

Notary Public

COMMISSION EXPIRES: _____

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edward Krause III Autumn Krause	NEW OWNER	105 14 0 130.00
(NAME)	(NAME)	
8202 Foxview Court		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, **we, Aurobindo Nair, married, Glenn P. Shorey and Jennifer L. Finger, husband and wife and Gerald Webber, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edward Krause, III and Autumn Krause, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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(s) 8, as shown on the map entitled Block 18 on the Plan of Yarbrough Subdivision of Woodland of record in Plat Book 161, page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Aurobindo Nair, married, Glenn P. Shorey and Jennifer L. Finger, husband and wife and Gerald Webber, married by Special Warranty Deed from Michael Andrew Patton, trustee under Ernest Rip Patton Irrevocable Trust Agreement dated August 18, 2021 dated 01/18/2022 and recorded 01/28/2022 in Instrument Number 20220128-0010601 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

Jennifer Finger executes this instrument as Attorney in Fact on behalf of Aurobindo Nair, married, pursuant to the Power of Attorney recorded in Instrument No. 20230327-0022035 and corrected by Scrivener's Affidavit of record in Instrument No. 20230411-0026170 Register's Office for Davidson County, Tennessee.

This property does not constitute the primary residence of the Grantors or the Grantees and is for investment purposes only.

This is Improved property, known as 2204 White Avenue (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37204 (Postal Zip)

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, successors 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, successors 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.

Witness our hands this 5th day of May, 2023.

Glenn Shorey

Jennifer Finger

Gerald Webber

Aurobindo Nair, By Jennifer Finger, Attorney in Fact

Aurobindo Nair, By Jennifer Finger,
Attorney in Fact

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Glenn Shorey, Jennifer Finger, and Gerald Webber, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 5th day of May, 2023.

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jennifer Finger and who, upon **his/her** oath acknowledged **himself/herself** to be the Attorney-In-Fact for the within named Aurobindo Nair, being authorized to act on behalf of said person, he/she executed the foregoing instrument as **his/her** free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of May, 2023.

Notary Public

My Commission Expires: March 9, 2027

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 5th day of May, 2023.

Ernest D. Bennett, III, Affiant — 05/05/2023 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 5th day of May, 2023.

Commission Expires: Sept. 2, 2024

Notary Public



202305050033635