Name and Address of New Owner
Robert and Robin Salomon Family Trust
913 South Street
Nashville, TN 37203

Send Tax Bills To
Same as new owner

This Instrument Prepared By
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No 105-02-0G-001-00

Karen Johnson Davidson County
Batch# 1043786 DEEDWARR
08/29/2023 12 25 48 PM 2 pgs
Fees $13 00 Taxes $3,792 50

20230829-0067672

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10 00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Leanne M. Kreps, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Robert and Robin Salomon Family Trust dated April 14, 2022,** "the Grantee," the following described real estate in Davidson County, Tennessee.

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being Unit No A as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes at 913 South Street, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20150917-0094284, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co- owners and tenants of Homes At 913 South Street, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20150917-0094284 and Bylaws appended thereto as Exhibit "B", said Registers Office, are incorporated herein by reference and made a part hereof the same as though copied herein

Being the same property conveyed to Leanne M Kreps, a single woman, by Warranty Deed dated August 28, 2019 from Barbara A. Bell, an unmarried woman, recorded September 3, 2019 in Instrument No 20190903-0088613 in the Register's Office

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JTB 23913

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of August, 2023

Leanne M Kreps (SEAL)
Leanne M Kreps

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of August, 2023, before me personally appeared Leanne M. Kreps, 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 25th day of August, 2023

Notary Signature
My commission expires

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn Code Ann Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,025,000 00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

(Affiant)

Sworn to and subscribed before me this 25th day of August, 2023

Notary Public
My commission expires 07/09/24
File No 2023-6262-RS

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Expires 07-09-2024