Karen Johnson Davidson County
Batch# 1052313 DEEDWARRSP
09/20/2023 02:15:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20230920-0074039

SPECIAL WARRANTY DEED

MAIL RECORDED DEED TO:

ZINA COMPTON
KENSINGTON VANGUARD
39 W 37TH STREET, 7TH FLOOR
NEW YORK, NY 10018

OWNER (SEND TAX BILLS TO):

BRIAN T. KRAUS
5305A ILLINOIS AVENUE
NASHVILLE, TN 37209

1157723

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED THIRTY THOUSAND AND 00/100 Dollars ($130,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, BRIAN T. KRAUS, an unmarried man, and STACEY O'DONNELL, an unmarried woman, who acquired title as husband and wife (herein, "Grantor"), whose address is 5305A Illinois Avenue, Nashville, TN 37209, hereby sells, transfers and conveys to BRIAN T. KRAUS, an unmarried man (herein, "Grantee"), whose address is 5305A Illinois Avenue, Nashville, TN 37209, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 5305A Illinois Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever.

AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against any persons whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor.

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(E) as it is a transfer to facilitate an adjustment of property rights between divorcing parties.

PIN NO: 091 11 0 456.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this _15___ day of _September_____, 2023__.

GRANTOR:

Brian T. Kraus

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Brian T. Kraus, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of September, 2023

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3/9/27

CATRENA THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

GRANTOR:

Stacey O'Donnell

STATE OF Ohio
COUNTY OF Hamilton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Stacey O'Donnell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of September, 2023.

[Affix Notary Seal]

Misty Pieper-Comarata
SIGNATURE OF NOTARY PUBLIC
My commission expires: 07/29/2023

MISTY PIEPER-COMARATA
Notary Public
State of Ohio
My Comm. Expires
July 29, 2028

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Grantee:

Grantee signature: _____
Brian T. Kraus

Subscribed and sworn to under oath before me, this 15th day of September, 2023 by Brian T. Kraus.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 3/9/27

CATRENA THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

EXHIBIT A

[Legal Description]

A Certain Tract or Parcel of Land in Davidson County, State of Tennessee, described as follows to-wit:

Lane in Davidson County Tennessee, being Lot No. 1210 on Block 177 on the map showing Extension of Plan No. 1, West Nashville, of record in Book 57, Page 173, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said property.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty Deed Book as Instrument No. 20190722-0071346, on July 22, 2019.

PIN NO: 091 11 0 456.00

STREET ADDRESS: 5305A Illinois Avenue, Nashville, TN 37209

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

23-083462 (MD)

Certificate of Authenticity

I, Alejandra Quintero, 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 09/15/2023.

Date

Affiant Signature

09/15/2023
Date

State of New York

County of New York

Sworn to and subscribed before me this 15 day of September, 2023.

Notary's Signature

My Commission Expires: 04/24/2025
Date

Notary's Seal (if on paper)

LIA N CAPOZZI
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CA6367557
Qualified in Suffolk County
My Commission Expires 04-24-2025