Karen Johnson Davidson County
Batch# 1095716 DEEDWARR
01/30/2024 09:17:30 AM 4 pgs
Fees: $23.00 Taxes: $4,070.00
20240130-0006353

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 37820-08-2023

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00.

Affiant

Subscribed and sworn to before me this 25th day of January, 2024.

Notary Public

My Commission Expires:

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Edward Krause, III, Autumn Krause 709 Hogan Road Nashville, TN 37220	New Owners 8202 Foxview Court Brentwood, TN 37027	Map and Parcel No.: 1461000730

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jerry C. Breast, married to Byrd Crowder Breast, as to a 75% undivided interest and Byrd Crowder Breast, married to Jerry C. Breast, as to a 25% undivided interest** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey **to Edward Krause III and Autumn Krause, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 709 Hogan Road, Nashville, TN 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they 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 set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 25th day of January, 2024.

Jerry C. Breast

Jerry C. Breast

Byrd Crowder Breast

Byrd Crowder Breast

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jerry C. Breast and Byrd Crowder Breast, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of January, 2024.

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of (Revised) L.M. Steele Subdivision, as of record in Plat Book 3700, page 14, 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 Jerry C. Breast and wife, Van K. Breast by deed dated June 22, 1990 from Thomas J. Ingram and wife, Cynthia A. Ingram of record in Book 8141, Page 396, Register's Office for Davidson County, Tennessee. Van K. Breast having since died on December 4, 2006 leaving Jerry C. Breast as surviving tenant by the entirety. Jerry C. Breast having since re-married. By Quitclaim Deed dated March 28, 2014 of record in Instrument No. 20140328-0025878, Register's Office for Davidson County, Tennessee, Jerry C. Breast conveyed a 25% undivided interest in subject property to Byrd Crowder Breast as tenant in common.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 3700, Page 14, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **January 25, 2024** (date of document).

Affiant Signature

January 29, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 29th day of January, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25