Karen Johnson Davidson County
Batch# 1099191 DEEDWARR
02/08/2024 12:13:30 PM 4 pgs
Fees: $23.00 Taxes: $1,524.40
20240208-0008969

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 7th day of February , A.D., 2024 , by and between

Nathan Louis Bates and spouse, Heather Krajick,

Francesco Stramaglia and Kelly Haines First Parties, and

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Final Plat, Thornton Grove PUD, Phase 2A, of record in Instrument No. 20210908-0120324, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Nathan Louis Bates, unmarried man by Deed dated August 4, 2022 from NVR, Inc., a Virginia Corporation TIA Ryan Homes, recorded August 8, 2022, in Instrument Number 20220808-0089870, in the Official Records of Davidson County, Tennessee.

OWNER:
Francesco Stramaglia and Kelly Haines
1095 Cove Blvd.
Nashville TN 37207

RESPONSIBLE TAXPAYER:

New Owner

CLT # 050020E11700CO(Map and Parcel#)

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× _____ × Heather Krajick

Nathan Louis Bates Heather Krajick

✓STATE OF IN

✓COUNTY OF Hendricks

Personally appeared before me, Nathan Louis Bates, 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 for the purposes therein contained.

Witness my hand, at office, this 12 day of January, 2024.

✓ _____
Notary Public

Anne E. Fields
Notary Public - Official Seal
State of Indiana - Hendricks County
Commission Number 640469
My Commission Expires Dec. 11, 2028

My Commission Expires:✓ 12/11/2028

✓STATE OF IN

✓COUNTY OF Hendricks

Personally appeared before me, Heather Krajick, 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 for the purposes therein contained.

Witness my hand, at office, this 12 day of January, 2024.

✓ _____
Notary Public

My Commission Expires:✓ 12/11/2028

Anne E. Fields
Notary Public - Official Seal
State of Indiana - Hendricks County
Commission Number 640469
My Commission Expires Dec. 11, 2028

MR-GR-APROA578140

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $412,000.00.

Affiant

STATE OF TN, COUNTY OF Rutherford

Subscribed and sworn before me this the 7th day of February, 2024.

Signature of Notary Public

Notary Seal

Anna Rowland
Printed Name of Notary

4-19-26
Commission Expiration

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

MR-GR-APROA578140

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 1/12/24 (date of document).

Jennifer Russell
Affiant Signature

2/8/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 8th day of February 2024.

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL