Karen Johnson Davidson County
Batch# 1105597 DEEDWARR
02/28/2024 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20240228-0013721

**WARRANTY DEED**

MARIA SOL PANOZZO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WASHINGTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer, is $510,000.00.

AFFIANT

Subscribed and sworn to me on February 27, 2024.

NOTARY PUBLIC

My commission expires: 3.2.26

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED Title, LLC
1212 E. Broward Blvd., Ste. 202
Fort Lauderdale, FL 33301
File Number: 2023-1514

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: If left blank please use the address of the new owner. | MAP & PARCEL: |
|---|---|---|
| KRS1 LLC | Citadel Servicing Corporation dba Acra Lending | 120-05-0-100 |
| 7428 Maroney Drive | 3 Ada Parkway, #200A | |
| Antioch, TN 37013 | Irvine, CA 92618 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**Anthony C. Wetmore, unmarried**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**KRS1 LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS 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 No. 114 on the Plan of Glengarry Park, Section One, of record in Plat Book 2663, page 72, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Anthony C. Wetmore, unmarried by deed from Matthew D. Lackey, unmarried dated 04/27/2007, recorded 05/02/2007, of recorded in Instrument Number 20070502-0052600, Register's Office for Davidson County, Tennessee.

Property Address: 511 Glengarry Drive, Nashville, TN 37217

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS;

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS, AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property also known as 511 Glengarry Drive, Nashville, TN 37217.

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 that we are lawfully seized and possessed of said land

in fee simple, have a good right to convey it and the same in 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 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 my hand on this 27th day of February, 2024.

Anthony C. Wetmore

Anthony C. Wetmore

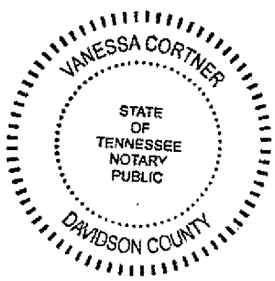
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of February, 2024, before me personally appeared Anthony C. Wetmore, 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 27th day of February, 2024.

Vanessa Cortner

Notary Signature
My commission expires: 05-07-2024



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Elizabeth Levsen, 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 February 27, 2024.

AFFIANT

February 27, 2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27th of February, 2024.

NOTARY PUBLIC

My commission expires: 03/02/26

