Warranty Deed

Karen Johnson Davidson County Batch# 1112497 DEEDWARR 03/19/2024 10:16:30 AM 3 pgs Fees: $18.00 Taxes: $2,567.80 20240319-0018831	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $694,000.00 Affiant Subscribed and sworn to before me, this the 15th day of March, 2024. Notary Public My commission expires: 10/4/2027

LILLIAN TURMAN NOTARY PUBLIC TENNESSEE My Comm Exp. 10/04/2027 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Austin T. Rockwood and Emma L. Hollingsworth	Guaranteed Rate Inc.	180-00-0-106.00
115 Holt Hills Road	3940 N. Ravenswood Ave.	
Nashville, TN 37211	Chicago, IL 60613	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AUTUMN KRAUSE AND EDWARD KRAUSE, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AUSTIN T. ROCKWOOD, A SINGLE MAN, AND EMMA L. HOLLINGSWORTH, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 4 on the Plan of Resubdivision of Lot 21, Section Two-A and Revision of Lot 1, Section Four, Holt Hills of record in Plat Book 9700, Page 541, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anchored Capital LLC by Trustees deed from Wilson and Associates PLLC, Successor Trustee of record in Instrument No. 20220124-0008760 Register's Office for Davidson County, Tennessee, dated January 19, 2022 and recorded on January 24, 2022.

Being the same property conveyed to Autumn Andrady, now known as Autumn Krause, and Edward Krause, wife and husband by Warranty Deed from Anchored Capital LLC., a Tennessee Limited Liability Company of record in Instrument No. 20220429-0049821 Register's Office for Davidson County, Tennessee, dated April 21, 2022 and recorded on April 29, 2022.

This Warranty Deed executed pursuant to Powers of Attorney recorded in Instrument Nos. 202403190018829___ & __202403190018830_, in the Register's Office of Davidson County Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 115 Holt Hills Road, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of March, 2024.

Autumn Krause by Steven T. Morris,
her attorney-in-fact

Edward Krause by Steven T. Morris,
his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steven T. Morris, as attorney in fact for Edward Krause and Autumn Krause, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of March, 2024.

Notary Public

My Commission Expires: 9-2-24

KRISTIAN BOOTH
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 02, 2024
COUNTY OF DAVIDSON

Record and Return To:
COMMERCE TITLE & ESCROW, LLC
101 Lea Ave.
Nashville, TN 37210
File No.: RES-24115

Certificate of Authenticity

I, Tiffany Rooker, 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 March 15, 2024.

Tiffany Rooker
Affiant Signature

3/15/2024
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 15 day of March, 2024.

Notary's Signature

My Commission Expires: 10/04/2027

Notary's Seal



File No. RES-24-115