Karen Johnson
Batch # 1114535
03/25/2024 10:20:04 AM
Fees: $13.00 Taxes: $6,604.50

Davidson County
DEEDWARR
2 pgs

20240325-0020416

THIS INSTRUMENT PREPARED BY:	STATE OF TN COUNTY OF WILL
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $1,785,000.00 Affiant Subscribed and sworn to before me, this 21 day of March 2024. Notary Public My Commission Expires: 9/21/26

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
The Post Atlantic Property, LLC 1810 Primrose Avenue Nashville, TN 37212	New Owner	Tax Parcel ID No. 117-04-3A-002.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERIC D. KRASSOW AND LAUREN HARRELL KRASSOW, HUSBAND AND WIFE,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **THE POST ATLANTIC PROPERTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit B, Homes at 1808 Primrose Avenue, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160210-0012943, Amended in Instrument No. 20160217-0014998, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Eric D. Krassow and Lauren Harrell Krassow, husband and wife by Warranty Deed from David R. Vago and Sonia Matwin Vago, husband and wife of record in Instrument No. 20220518-0057289 Register's Office for Davidson County, Tennessee, dated May 16, 2022 and recorded on May 18, 2022.

This is unimproved property commonly known as: **1810 Primrose Avenue Nashville, TN 37212**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 21st day of March, 2024.

ERIC D. KRASSOW

LAUREN HARRELL KRASSOW

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ERIC D. KRASSOW AND LAUREN HARRELL KRASSOW** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21st day of March, 2024.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____