Karen Johnson Davidson County
Batch# 1115273 DEEDWARR
03/26/2024 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $4,995.00
20240326-0021061

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 231246435

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,350,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of March, 2024.

Notary Public
My Commission Expires: 11·2·2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lauren Harrell Krassow and Eric Daniel Krassow 222 Vaughns Gap Road Nashville TN 37205	New Owner	Tax Parcel ID No. 129 02 0 053.00

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, **Mark Hazen Floyd and Anne Byrn Floyd, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lauren Harrell Krassow and Eric Daniel Krassow, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot 34 on the Plan of West Meade Farms, Inc., Section I, as of record in Book 1424, page 47, as amended by Book 3132, page 592, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Mark Hazen Floyd, by Quitclaim Deed from Beverly Floyd, of record in Instrument No. 20040922-0114040, in the Register's Office of Davidson County, Tennessee, dated September 10, 2004 and recorded on September 22, 2004. Anne Byrn Floyd joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Anne _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West Meade Farms, Inc., Section I, as recorded in Plat Book 1130, Page(s) 95; Book 1424, Page 47; as amended by Book 3132, page 592 .

Easement for Sanitary Sewers And/or Storm Drainage, recorded in Book 6407, Page 390.

This is improved property located at 222 Vaughns Gap Road Nashville TN 37205

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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.

Anne Byrn Floyd

Mark Hazen Floyd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anne Byrn Floyd and Mark Hazen Floyd, 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 21st day of March, 2024.

CHAD I. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10/17/2024

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 3/25/2024 (date of document).

Affiant Signature

3/25/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

