Karen Johnson Davidson County
Batch# 1121559 DEEDWARR
04/11/2024 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $2,297.70
20240411-0025614

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,999.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10 day of April, 2024.

(Affix Seal) Notary Public

My Commission Expires: 3/9/27

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

2024-02-1529

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Gregory P. Bryant 3087 Brookview Forest Drive Nashville, TN 37211	GUARANTEED Rate ~~NEW OWNER~~ 1806 W Cuyler Ave Suite 1W Chicago IL 60613	Map/Parcel 180 04 0B 063.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stephen Jason Krout, a married man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Gregory P. Bryant, a single man,** hereinafter called the GRANTEE, his heirs and assigns, that 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. 48 on the Plan of Final Plat of Brookview Forest, Phase II, Cluster Lot Option of record in Plat at Instrument No. 20040629-0076755, 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 Mark K. White and Ulrike White, husband and wife, by Warranty Deed from Cody Martin, married, of record in Instrument No. 20190426-0038489, in the Register's Office of Davidson County, Tennessee, dated April 25, 2019 and recorded on April 26, 2019.

Being the same property conveyed to Stephen Jason Krout, a married man, by Warranty Deed from Mark K. White and Ulrike White, husband and wife, of record in Instrument No. 20220504-0051552, in the Register's Office of Davidson County, Tennessee, dated April 26, 2022 and recorded on May 04, 2022.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2024 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 3087 Brookview Forest Drive, Nashville, TN 37211.

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, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Angela Krout, wife of Stephen Jason Krout, hereby joins in this conveyance for the purpose of conveying any and all right, title, and interest she may have in the subject property.

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.

Effective the 10 day April, 2024.

Stephen Jason Krout

Stephen Jason Krout

Angela Krout

Angela Krout

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10 day of April, 2024, before me personally appeared Stephen Jason Krout and Angela Krout, 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 10 day of April, 2024.

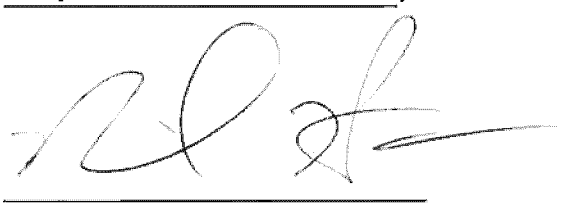
My Commission Expires:_____

Notary Public

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-16-2024

Certificate of Authenticity

I, Nick Harris, 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 **April 10, 2024**.



Affiant Signature

4/10/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **10th** day of **April**, 20**24**.



Notary's Signature

My Commission Expires: 3/9/27

Date

