Karen Johnson Davidson County
Batch# 1123851 DEEDWARR
04/17/2024 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,553.63
20240417-0027381

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Maureen Lynn McGraw Krueger
7345 Althorp Way
Nashville, TN 37211
SEND TAX BILLS TO:
Bay Equity LLC
2300 Clayton Rd. Ste 1300
Concord CA 94520

WARRANTY DEED

(Map 173-09-0A; Parcel 040.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **TUCKER E. CHASTAIN AND BRITTANY D. CHASTAIN, HUSBAND AND WIFE**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **MAUREEN LYNN MCGRAW KRUEGER, AN UNMARRIED WOMAN** hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being Lot No. 38, Revision One, Section Two, Lenox Village, as shown by plat and survey of record in Instrument No. 20020731-0091872, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> BEING the same property conveyed to Tucker E. Chastain and Brittany D. Chastain, husband and wife, by Warranty Deed dated March 13, 2019, from Laurie L. Lemons and Benjamin J. Ott, now husband and wife, recorded March 19, 2019, in Instrument No. 20190319-0024716, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 7345 Althorp Way, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2024 real property taxes which will be prorated at closing and paid by the Grantees.

Brittany D Chastain and Brittany Chastain are one in the same person.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands and signatures on this the 12th day of April, 2024.

Tucker E. Chastain

Brittany D. Chastain

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tucker E. Chastain and Brittany D. Chastain, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of April, 2024.

Notary Public

My Commission Expires: **October 22, 2025**

(SEAL)



AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF)

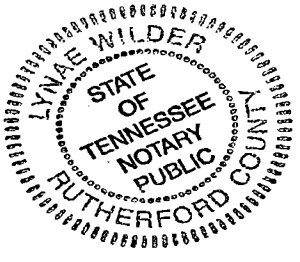
I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $419,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 12th day of April, 2024.

Notary Public

My commission Expires: ~~October 22, 2025~~



File No. GTS2-2024-29

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 4-12-24 (date of document).

Affiant Signature

4-17-24
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 17th day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY