This instrument prepared by:
Momentum Title, LLC - Nashville
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 16-3975-TM

Karen Johnson Davidson County
Batch# 1168223 DEEDWARR
08/13/2024 07:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20240813-0060833

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $365,000.00.

Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 8th day of August, 2024.

Notary Public
My Commission Expires: 3/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Katie Wilson 4768 Lickton Pike Whites Creek, TN 37189	New Owner	031 00 0 024

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Randy G. Kroll and wife, Lea Kroll**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Katie Wilson, a married woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 10th Civil District of Davidson County Tennessee described as follows: Beginning at an iron pin marking the northwest corner of Lot 1 of the CURTIS SUBDIVISION as recorded in Plat Book 5210 Page 209 Register's Office for Davidson County, Tennessee; thence following an existing fence line marking the westerly boundary of Lot 1 South 08° 13' West 100.25 feet to an iron pin; thence South 08° 26' West 150.00 feet to an iron pin; thence North 61° 01' West 177.10 feet to an iron pin; thence North 76° 01' West 103.80 feet to an iron pin; thence following an existing fence line North 13° 53' East 198.39 feet to an iron pin at an existing corner fence post; thence with an existing fence line marking Homer L. Randolph's property as recorded in Deed Book 4309 Page 278, Register's Office for Davidson County, Tennessee, South 77° 07' East 250.68 feet to the point of beginning, containing 1.29 acres, more or less.

BEING the same property conveyed to RANDY G. KROLL and wife, LEA KROLL, by Warranty Deed from EMMA HARPER KELLER, of record in Book 9615, Page 52, in the Register's Office for Davidson County, Tennessee, dated March 3, 1995, and recorded on March 9, 1995.

This is improved property located at: **4768 Lickton Pike, Whites Creek, TN 37189**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons

whomsoever. Whenever used, the singular number 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 7th day of August, 2024.

GRANTOR:

Randy G. Kroll

Lea Kroll

STATE OF UTAH
COUNTY OF SALT LAKE

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Randy G. Kroll and Lea Kroll, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of August, 2024.

MONTE J GARCIA
Notary Public - State of Utah
Comm. No. 733028
My Commission Expires on
Sep 6, 2027

Notary Public
My Commission expires: 09-06-2027

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **August 7, 2024**.

Affiant Signature

08/08/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **August 8, 2024**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY