Karen Johnson Davidson County
Batch# 1199393 DEEDWARR
10/31/2024 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $3,478.00
20241031-0084212

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $940,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF October, 2024

Notary Public

MY COMMISSION EXPIRES: 3-3-2025 (AFFIX SEAL)

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

MEMORIE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Laurel Krodel and Eric Krodel	SEND TAX BILLS TO: new owners	MAP-PARCEL NUMBER
(NAME)	(NAME)	118-13-0Q-001.00-CO
6016 Martingale Ln. (ADDRESS)	(ADDRESS)	
Brentwood TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Aria Thomi, unmarried and Miguel Graf, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laurel Krodel and Eric Krodel, a married couple,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. "A", Cottages at Wilbur Place, as shown on the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20130409-0035031, as corrected by Scrivener's Affidavit of record in Instrument No. 20130510-0047475, 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 Aria Thomi and Miguel Graf, wife and husband by Warranty Deed from Morgan Joseph Marks and Kathleen Marks, husband and wife of record in Instrument No. 20220606-0064780 Register's Office for Davidson County, Tennessee, dated May 31, 2022 and recorded on June 06, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved _ property, known as 3623 Wilbur Pl Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness my hand this 28th day of October, 2024.

Aria Thomi

Miguel Graf

Miguel Graf

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me (via audio video communication) a Notary Public in and for said State and County, duly commissioned and qualified, **Aria Thomi and Miguel Graf**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of October, 2024.

Notary Public

My Commission Expires: 05/16/2027

Notarized online using audio-video communication

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Authenticity

I, Kaye Clark, 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 this 28 day of October 2024.

Affiant Signature

10-30-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 day of October, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 7-3-28

