This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $1,750,000.00.

Affiant

Subscribed and sworn before me this the 18th day of November, 2024.

Notary Public
My commission expires: 3/1/25

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Karen Johnson Davidson County
Batch# 1207273 DEEDWARR
11/20/2024 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $6,475.00
20241120-0090642

WARRANTY DEED

Address of New Owner:
Daniel Krause
4014 Murphy Road
Nashville, TN 37209

Send Tax Bill to:
New Owner
P.O. Box 128049
Nashville, TN 37212

Tax Information:
103-08-0 306.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, 1NR, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DANIEL KRAUSE AND ELIZABETH KRAUSE, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of a Subdivision of Lots 9 to 14 inclusive in West End Annex, as shown on plat of record in Plat Book 547, Page 89, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to 1NR, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated 08/18/2023, from JB Partners, a Tennessee General Partnership, of record in Instrument No. 20230823-0066063, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4014 Murphy Road, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 18th day of November, 2024.

1NR, LLC, a limited liability company

BY: _____
Trevor J. Garrett, Manager

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Trevor J. Garrett, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon His oath acknowledged Himself to be the manager of the within named bargainor, 1NR, LLC, and that he, as such manager, executed the foregoing instrument for the purposes therein contained by signing the name of the 1NR, LLC by the said Trevor J. Garrett as such Manager.

Witness my hand and official seal this 18th day of November, 2024.

My Commission Expires: 6/14/2026

_____
Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 **11/18/24** (date of document).

Affiant Signature

11/18/24

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this **18th** day of **November**, 2024.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202411200090642