WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-23581-mc

Name and Address of New Owner:
Chad E. Bratschi and Darryl Boggess
811 B Powers Avenue
Nashville, TN 37206

Send Tax Bills To: Guaranteed Rate, Inc
3940 N. Ravenswood Ave, Chicago, IL 60613

This Instrument Prepared By:
Limestone Title, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Karen Johnson Davidson County
Batch# 1213838 DEEDWARR
12/10/2024 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20241210-0095947

Map & Parcel No: 083-07-0S-001.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Samuel Adam Crosa, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Chad E. Bratschi and Darryl Boggess, a married couple**"the Grantee," the following described real estate in Davidson County, Tennessee:

Lying and being in Davidson County, Tennessee, and being Unit A of Homes at 811 Powers, as established by that Declaration of Covenants, Conditions, and Restrictions for Homes at 811 Powers, a horizontal property regime with private elements, of record in Instrument #20150210-0012448, with plat attached at Exhibit B, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Samuel Adam Crosa, unmarried man, from Shanna Strassberg, a single woman, by Warranty Deed dated October 28, 2019 and recorded October 31, 2019 in Instrument #20191031-0112122, said Register's Office.

Property more commonly known as 811B Powers Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of December, 2024.

_____(SEAL)
Samuel Adam Crosa

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of December, 2024, before me personally appeared Samuel Adam Crosa, 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 9th day of December, 2024.

HELEN T. PONCHILLIA STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES SEPTEMBER 28, 2026

_____
Notary Signature
My commission expires: September 28, 2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$615,000.00~~ **$600,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____ **$600,000.00
Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 9th day of December, 2024.

HELEN T. PONCHILLIA STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES SEPTEMBER 28, 2026

_____
Notary Signature
My commission expires: September 28, 2026

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 12/9/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 12/9/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th **day of** December, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

