WARRANTY DEED

Karen Johnson Davidson County
Batch# 1214729 DEEDWARR
12/11/2024 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20241211-0096232

State of Tennessee
County of Williamson

38401

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of December, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KELLY E. COX NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 3, 2025

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nicholas Jon Norman-Krause	FirstBank	156-02-0-143.00
(NAME)	(NAME)	
212 Silo Court	722 Columbia Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Franklin, TN 37064	
(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, we, **Diane Bonnie Wright and Kenneth Paul Kovach, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicholas Jon Norman-Krause and Hannah Alexandra Norman-Krause, husband and wife,** HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 651 on the plat of Harpeth Woods Section, Harpeth Valley Park, of record in Book 4860, page 111, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Diane Bonnie Wright and Kenneth Paul Kovach, wife and husband, by Warranty Deed from Anne Janvrin Dente, a married woman, dated July 9, 2021, of record in Instrument No. 20210723-0099223, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 212 Silo Court, Nashville, TN 37221
(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.

This conveyance is subject to the following: Taxes for the year 2025 and subsequent years, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plat of record in Book 4860, page 111; Restrictions of record in Book 5051, page 92, amended in Book 5197, page 123 and Book 5228, page 718; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 10th day of December, 2024.

Diane Bonnie Wright

Kenneth Paul Kovach

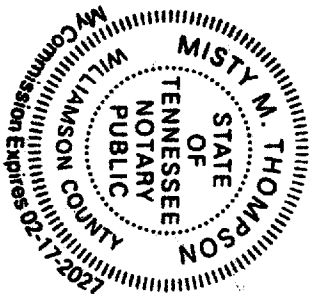
State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Diane Bonnie Wright and Kenneth Paul Kovach, 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 purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 10th day of December, 2024.

Notary Public
My Commission Expires: _____

File No.: 38942



Tennessee Certification of Electronic Document

I, George Mudter, 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 12/10/24 (date of document).

Affiant Signature

12/11/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11 day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

