WARRANTY DEED

Karen Johnson Davidson County
Batch# 1239546 DEEDWARR
02/21/2025 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20250221-0012909

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 3-29-27
(AFFIX SEAL)

KEVIN PIGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY:
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0022

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Adam J. Krause and Baily K. Griffiths	First American Mortgage Solutions c/o New American Funding Post Closing	Map: 086040A08000CO
(NAME) 4376 Oakcrest Lane	(NAME) 1795 International Way	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Idaho Falls, ID 83402	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($425,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SANDRA D. MENDEZ, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ADAM J. KRAUSE, AN UNMARRIED MAN, AND BAILY K. GRIFFITHS, AN UNMARRIED WOMAN, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 80 on the Plan of Revised Addition to Phase 2B, Oakcrest of record in Plat Book 7900, Page 253, 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 Monty J. Mendez and wife, Sandra D. Mendez, by deed from Timothy Metke and wife, Natalie Metke, of record in Book 11701, Page 621, dated September 30, 1999, Register's Office for said County. The said Monty J. Mendez died November 1, 2000, and title vested in Sandra D. Mendez as surviving tenant by the entirety.

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 253, said Register's Office; (3) Charter for Homeowner's Association of record in Book 7589, Page 20 and Book 7662, Page 385, said Register's Office; (4) Quitclaim Deed of common areas to Homeowners Association of record in Book 7665, Page 798, in the Register's Office for Davidson County, Tennessee; (5) PUD Boundary of record in Plat Book 6900, Page 384, revised in Plat Book 7900, Page 250, in the Register's Office for Davidson County, Tennessee; (6) Stormwater Detention Agreement of record in Book 7283, Page 802, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7308, Page 874, amended in Book 8277, Page 830, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4376 Oakcrest Lane, Hermitage, TN 37076
(House No.) (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 12th day of February, 2025.

Sandra D. Mendez

STATE OF SOUTH CAROLINA
COUNTY OF GEORGETOWN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra D. Mendez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 12th day of February, 2025.

My Commission Expires: 09/15/2027

Notary Public CHERYL M. CAIL

CHERYL M CAIL
MY COMMISSION EXPIRES SEPTEMBER 15, 2027
NOTARY PUBLIC
SOUTH CAROLINA

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am the custodian of the original version of the electronic 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

February 13, 2025

Affiant Signature

Date: 2.21.25

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 21 day of February 2025

Notary Signature

My Commission Expires

TAMMY SEXTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
04/22/2028
WILSON COUNTY