THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250149785**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is. $832,000 00 Affiant Subscribed and sworn to before me, this 18th day of February, 2025 Notary Public My Commission Expires

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08 2025

Karen Johnson
Batch # 1239668
02/21/2025 02 31 25 PM
Fees $13 00 Taxes $3,078 40

Davidson County
DEEDWARR
2 pgs

20250221-0013112

WARRANTY DEED

Address New Owner: Kurt Wolfgang Krafft 1124 Riverwood Drive Nashville TN 37216	Send Tax Bills To. New Owner	Tax Information Tax Parcel ID No 061-11-0-226.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Clayton Brown, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kurt Wolfgang Krafft**, ("Grantee"), successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 13, as shown on the map entitled Map of Eastdale Place, of record in Plat Book 547, pages 29 and 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CLAYTON BROWN, by deed from THOMAS BROWN, TRUSTEE OF THE THOMAS E. BROWN REVOCABLE TRUST DATED JANUARY 15, 2015, of record in Instrument No 20201112-0132915, dated November 6, 2020, said Register's Office.

Katharine Brown joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 061-11-0-226.00.

Matters shown on the Plan of record in Plat Book 547, pages 29 and 30, said Register's Office

This is improved property located at 1124 Riverwood Drive Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of February, 2025.

Clayton Brown

Katharine Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Clayton Brown and Katharine Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 18th day of February, 2025

Notary Public

My Commission Expires: _____

