Karen Johnson
Batch # 1281795
06/05/2025 02 50 04 PM
Fees $13 00 Taxes $2,053 50
Davidson County
DEEDWARR
2 pgs
20250605-0044399

Lenders Title Company File No 25-002100-524

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $555,000 00 Affiant Subscribed and sworn to before me, this 3rd day of June, 2025. Notary Public My commission expires

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-25-1336

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jeff Krongaard and Mary Krongaard	CMG Home Loans	187-09-0A-309.00-CO
1336 Duns Lane	3160 Crow Canyon Rd #400	
Nolensville, TN 37136	San Ramon, CA 94583	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10 00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Todd Smith, married and Grant Smith, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jeffrey S. Krongaard and Mary E. Krongaard, Trustees of
The Jeffrey and Mary E. Krongaard Living Trust dated April 27, 2016.

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit

Land in Davidson County, Tennessee, being Lot No 309 on the Plan of Phase Three, Burkitt Village, SP Subdivision of record in Plat at Instrument No 20170510-0046571, 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 Robin Renee Perry, a married woman by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No 20190318-0024494 Register's Office for Davidson County, Tennessee, dated March 15, 2019 and recorded on March 18, 2019

Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from Robin Renee Perry, a single person of record in Instrument No 20241231-0101601 Register's Office for Davidson County, Tennessee, dated December 30, 2024 and recorded on December 31, 2024 Being the same property conveyed to Todd Smith and Grant Smith by Special/Limited Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company of record in Instrument No 20250106-0000959 Register's Office for Davidson County, Tennessee, dated December 30, 2024 and recorded on January 06, 2025 This property is not and never has been the marital residence of the wife's of the grantors and as such is not subject to any homestead, downer or other marital interest as contemplated by T C A 260-2-307 or other similar statute

This is improved property known as **1336 Duns Lane, Nolensville, TN 37136.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever

GRANTOR COVENANTS with the said Grantee that they is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows

1 Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee

2 Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee

3 Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 2nd day of June, 2025

Todd Smith

Grant Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Todd Smith and Grant Smith, the bargainors, 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, and who swore to the statements made above and subscribed their names above

Witness my hand and official seal this 2nd day of June, 2025

Notary Public
My Commission Expires _____

PATRICIA L HURTT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires ~~03-15-2025~~ 2/18/29

SP 11/2015