Karen Johnson Davidson County
Batch# 1293668 DEEDWARR
07/03/2025 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20250703-0052637

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1165

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Devin Robert Krotman and Mindy C. Hsiao, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Benjamin Ware and Shannon Ware, husband and wife**, hereinafter called the **Grantee**, Grantee's 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. 6 on the Plan of Allison Heights of record in Plat Book 2330, Page 142, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 6 fronts 70 feet on the West side of Glynda Drive, and runs back 184 feet on the North line, and 187 feet on the South line, to the East Right-of-Way line of the Louisville and Nashville Railroad, as shown on said plat, on which it measures 112.3 feet.

Being the same property conveyed to Devin Robert Krotman and Mindy C. Hsiao, husband and wife by Warranty Deed from Timothy Wyckoff and Mallory Wyckoff of record in Instrument No. 20220111-0003461 Register's Office for Davidson County, Tennessee, dated January 10, 2022 and recorded on January 11, 2022.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4201 Glynda Drive, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Benjamin Ware
Shannon Ware
4201 Glynda Drive
Nashville, TN 37216

RESPONSIBLE FOR TAX PAYMENT
AMERICAN PACIFIC MTG CORP
3000 LAVA RIDGE CT, STE 200
ROSEVILLE, CA 95661

TAX MAP-PARCEL #:
061-06-0-139.00

WITNESS THE EXECUTION HEREOF this 26th day of June, 2025.

Devin Robert Krotman

Mindy C. Hsiao

State of ~~Tennessee~~ Illinois)
County of DeKalb)

On this 26th day of June, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Devin Robert Krotman and Mindy C. Hsiao, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 8/29/26

SUSAN J BARUCCA
Official Seal
Notary Public - State of Illinois
My Commission Expires Aug 29, 2026

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 975,000.00.**

Affiant

Sworn and subscribed before me on this the 30th day of June, 2025.

Notary Public

My Commission Expires: 3/3/26

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 26. 2025.

Affiant Signature

3rd day of July, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028