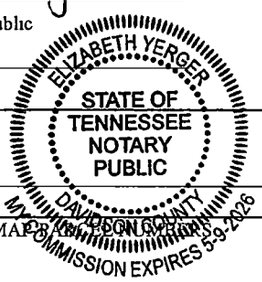
THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8692-WE	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,180,000.00. Affiant
Return to Gregory C. Krog, Jr , Attorney 840 Valleybrook Memphis, Tennessee 38120 File # GK25R0008 ORNT # 252822	Karen Johnson Batch # 1302922 07/28/2025 12 20 43 PM Fees $13 00 Taxes $4,366 00 20250728-0059415
	Davidson County **DEEDWARR** 2 pgs
	UBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF ULY, 2025 Notary Public IY COMMISSION EXPIRES (AFFIX SEAL)



WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO.	MAP & PARCEL NUMBER
Paul Krog and Layla Krog	Paul Krog and Layla Krog	
8421 Poplar Creek Road	8421 Poplar Creek Road	155-00-0-227.00
Nashville, TN 37221	Nashville, TN 37221	
(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,

Elisabeth Lindell and Eric Haskins Lindell, wife and husband,

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

Paul Krog and wife, Layla Krog,

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 the 35th Councilmanic District of Davidson County, Tennessee, being described as follows, to wit:

Beginning at an iron pin corner on the South R/W of Poplar Creek Road, 25 feet from the center of same, said corner along being the Northwest corner of this tract and the Northeast corner of tract 4, thence along the said R/W South 85 degrees 01 minutes East a distance of 73.60 feet to a point; thence by same North 83 degrees 15 minutes East a distance of 102.82 feet to a point; thence by same North 71 degrees 26 minutes East a distance of 102.28 feet to a point; thence by same North 64 degrees 55 minutes East a distance of 92.64 feet to an iron pin corner; thence the Northeast corner of this tract and adjoins the land of Schrader, now or formerly; thence leaving the road and along the West lines of Schrader, South 3 degrees 58 minutes 25 seconds West a distance of 939.19 feet to the Southeast corner of this tract; thence by lands of McClain, South 84 degrees 04 minutes West a distance of 160 feet to the Southwest corner of this tract and the Southeast corner of tract 4; thence by the West lines of tract 4, North 8 degrees 34 minutes 42 seconds West a distance of 885.94 feet to a place of beginning containing 5.237 acres.

Being the same property conveyed to Elisabeth Lindell and Eric Haskins Lindell, wife and husband by Warranty Deed from Sharon Y. Williams-Radecic, an unmarried woman of record in Instrument No. 20151221-0127893 Register's Office for Davidson County, Tennessee, dated December 17, 2015 and recorded on December 21, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Davidson County property taxes for the year 2025, a lien, said tax being known and ascertainable, but neither due nor payable as of closing, but which tax is fully and finally apportioned and prorated through this closing, and liability for which is assumed by the Grantees; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **8421 Poplar Creek Road, Nashville, TN 37221**

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 our hands this the 28th day of July, 2025.

Elisabeth Lindell

Eric Haskins Lindell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elisabeth Lindell and Eric Haskins Lindell,** the bargainors, with each of whom I am personally acquainted or who each proved to me on the basis of satisfactory evidence to be a within named bargainor, and who each acknowledged that each of them executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 28th day of July, 2025

My Commission expires Nov 8 2027

Notary Public

R L MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON