Karen Johnson Davidson County
Batch# 1333756 DEEDWARR
10/15/2025 07:55:30 AM 3 pgs
Fees: $18.00 Taxes: $3,067.30
20251015-0081893

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Shawn Michael Krauel and Tina Krauel 6304 Williams Grove Drive Brentwood, TN 37027	NEW OWNER	172-13-0A-008-00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John W. Dickerson and Rosemary Dickerson, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Shawn Michael Krauel and Tina Krauel, joint tenancy**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 6304 Williams Grove Drive, Brentwood, TN 37027 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

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. 22, on the Plan of Williams Grove, Section One, as shown on plat of record in Plat Book 9700, pages 580, 581 and 582 (erroneously shown as page 580 in Book 11735, Page 413), in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to John W. Dickerson and wife Rosemary Dickerson, by Warranty Deed from Pulte Homes Tennessee Limited Partnership, dated October 28, 1999, and recorded November 8, 1999, of record in Book 11735, Page 413, in the Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as 6304 Williams Grove Drive, Brentwood, TN 37027.

This conveyance is subject to all restrictions, easements and planning documents of record.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons

whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, Grantor, hereunto set by hands and seals this 9th day of October, 2025.

John W. Dickerson

John W. Dickerson

Rosemary Dickerson

Rosemary Dickerson

STATE OF Nevada

COUNTY OF Clark

On this 9th day of October, 2025, before me personally appeared John W. Dickerson and Rosemary Dickerson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of October, 2025.

Carlos Pittman

Notary Signature

My commission expires: 03/07/2029

Carlos Pittman
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 21-5441-01
Expires March 7, 2029

Notarized remotely using audio-video communication technology via Proof.

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $829,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 9th day of October, 2025.

Notary Public

My commission expires: 9-6-26

DIANA K GALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 10/9/2025. (date of document).

Affiant Signature

10-14-25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14 day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

