THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250952268**	STATE OF TENNESSEE) COUNTY OF DAVIDSON ~~)~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $2,210,000.00. Affiant Subscribed and sworn to before me, this 5th day of November, 2025. Notary Public My Commission Expires: 5-16-29

JAMES R. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1342605 DEEDWARR
11/06/2025 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $8,177.00
20251106-0088666

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Arnold N. Calabrese, Jr. 6117 Montcrest Drive Nashville TN 37215	OCMBC, Inc, 1133 Ocean Ave Lakewood, NJ 08701	Tax Parcel ID No. 144 15 0 026.00

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, **Amie E. Krause and Michael E. Krause, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Arnold N. Calabrese, Jr. and Patricia F. Calabrese, Trustees of the Calabrese Family Trust Dated October 22, 2025**, ("Grantees"), its 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 No. 48 on the Plan of HILLSBORO PARK, SECTION II, of record in Plat Book 2331, Page(s) 61 and 62, 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 Amie E. Krause and Michael E. Krause, wife and husband, by Warranty Deed from Donald Jeffrey Stockton and Margaret M. Stockton, husband and wife, of record in Instrument No. 20230627-0048908, in the Register's Office of Davidson County, Tennessee, dated June 26, 2023, and recorded on June 27, 2023.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLSBORO PARK, SECTION II, as recorded in Plat Book 2331, Page(s) 61 and 62.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2435, Page 237, addendum recorded in Book 4207, Page 397; Book 2446, Page 405, correction recorded in Book 2447, Page 303, as amended in Book 2603, Page 440, Book 3836, Page 620 and Book 4169, Page 719.

This is improved property located at 6117 Montcrest Drive Nashville TN 37215

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 24th day of October, 2025.

Amie E. Krause

Michael E. Krause

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Amie E. Krause and Michael E. Krause, 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.

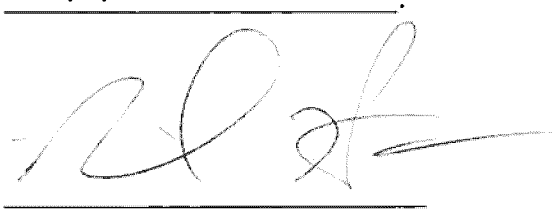
Witness my hand, at office, this 24th day of October, 2025.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

Certificate of Authenticity

I, Nick Harris, 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 **11/5/25**.



Affiant Signature

11/5/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **5** day of **November**, 20**25**.



Notary's Signature

My Commission Expires: 3/9/27

Date

