Prepared by and Return to:
Gregory C. Krog, Jr., Attorney
840 Valleybrook
Memphis, Tennessee 38120
File # GK25R0012
ORNT # 254664

Return to
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive
Suite 140
Franklin, TN 3706
Title #
Firm # 251052547

Karen Johnson
Batch # 1343236
11/10/2025 10 23 56 AM
Fees $13 00 Taxes $2,386 50

Davidson County
DEEDWARR
2 pgs

20251110-0089352

Prepared by
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr, Suite 140
Franklin, TN 37067

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged,

Paul Krog and wife Layla Krog,
"Grantors",

has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto

Cory Simmons, an unmarried man,
"Grantee",

the following described property being situated in Davidson County, Tennessee, to wit:

Lot 187, Warner Park Valley Subdivision, Section 1, as shown on plat of record in Plat Book 3600 Pages 12, 13, 14 in the records of the Davidson County, Tennessee, Register of Deeds, to which plat reference is made for a more particular description;

This property is known municipally as 934 Neuhoff, Nashville, TN 37205, and is assigned tax parcel identification number 129-11-0-056.00, but such address and number are provided for ease of reference only and do not constitute part of the legal description hereof.

Said Parcel being the same property conveyed to Paul Krog and wife Layla Krog by Warranty Deed from Theodore L. Stanton, III and wife Bobby Ann Stanton, of record as Instrument No. 201010050079496, dated 4 October 2010 and recorded 5 October 2010 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his, heirs, successors and assigns in fee simple forever.

Grantors covenant that the title thereto is free, clear and unencumbered except as follows:

Building lines, setbacks, restrictive covenants, drainage easements, public utility easements, rights of way, and restrictions, as shown in plat of record at Plat Book 3600 Pages 12, 13, 14; additional restrictions, restrictive covenants, easements for Triangle Ranchland Section 1 subdivision, of record at Deed Book 3466 Pages 89 to 92 as applied to Warner Park Valley Section 1 Subdivision by Restrictive Covenant recorded at Deed Book 3577Pages 511 to 512, as amended by Amendment recorded at Deed Book 3702 Pages 465 to 470 and Amendment at Deed Book 3770Page 81; zoning and land use restrictions contained in the ordinances of Davidson County, Tennessee;

Davidson County property taxes for the year 2025, a lien, but said tax being fully paid, apportioned and prorated through this closing, and liability for which is assumed by the Grantee, and Taxes and assessments for the year 2026 and subsequent years, not yet ascertainable, due or payable.

and Grantors will forever warrant and defend the same against the claims of all persons whomsoever.

All references in this instrument to property records, instrument numbers, or book and page numbers are to records of the Davidson County, Tennessee, Register of Deeds.

IN WITNESS WHEREOF, each Grantor executes this instrument this 5th day of November 2025

Paul Krog

Layla Krog

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned State of Tennessee Notary Public, personally appeared Paul Krog and Layla Krog, with each of whom I am personally acquainted (or who each proved to me on the basis of satisfactory evidence), and who each, upon oath, acknowledged that each of them executed the foregoing instrument as the truth and for the purpose therein contained.
WITNESS my hand and official seal, this 5 day of November, 2025

Mikayla Lee Prince

State of Tennessee Notary Public: Williamson County
My Commission Expires: 10-17-2027 Mikayla Lee Prince

MIKAYLA LEE PRINCE
TENNESSEE NOTARY PUBLIC
My Comm Exp October 17, 2027
COUNTY OF WILLIAMSON

Valuation Affidavit:

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is **$645,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 6TH day of November, 2025

State of Tennessee Notary Public
My Commission Expires: _____

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

Owners Name and Address	Subject Property Address:	Send Tax Bills To:
Cory Simmons	934 Neuhoff	Cory Simmons
934 Neuhoff	Nashville, TN 37205	934 Neuhoff
Nashville, TN 37205		Nashville, TN 37205
	Tax Parcel ID Number:	
	129-11-0-056.00	Bank or Mortgage