Karen Johnson Davidson County
Batch# 1355734 DEEDWARR
12/09/2025 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20251209-0097772

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-6676-AJ

STATE OF TENNESSEE,
COUNTY OF Davidson

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

The actual consideration or value, whichever is greater, for this transfer is $660,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of December, 2025.

Chad Serrate
Notary Public
My Commission Expires: 11/17/2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Edward Krause III and Autumn Krause 709 Hogan Rd Nashville, TN 37220	New Owner	146 10 0 074.00 146 10 0 075.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Our Savior Lutheran Church, a Tennessee Corporation** (individually and/or collectively, "Grantor"), transfer and convey unto **Edward Krause III and Autumn Krause, husband and wife** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

705 Hogan Rd.

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit;

Beginning at a point in the westerly margin of Interstate Route I-65 at the northeast corner of the property conveyed to The Western District of The Lutheran Church – Missouri Synod, by deed from Louise Oakley Hailey, as of record in Book 3843, Page 406, Register's Office for Davidson County, Tennessee; thence North 83 deg. 25' West a distance of 40.00 feet to a point; thence in a northerly direction parallel to the westerly margin of Interstate Route I-65 a distance of 445 feet, more or less, to a point in the southerly margin of Hogan Road; thence along the southerly margin of Hogan Road in an easterly direction to the westerly margin of Interstate Route I-65 a distance of 40 feet to a point; thence along the westerly margin of Interstate Route I-65 in a southerly direction a distance of 445 feet, more or less, to the point of beginning.

Being part of the same property conveyed to Our Savior Lutheran Church, a Tennessee corporation, by Quit Claim Deed from The Western District of The Lutheran Church-Missouri Synod by the Mid-South District of The Lutheran Church – Missouri Synod, successor in interest to said Western District of The Lutheran Church - Missouri, of record in Book 7210, Page 980, in the Register's Office of Davidson County, Tennessee, dated June 11, 1986, and recorded on April 22, 1987.

Being the same property conveyed to The Western District of The Lutheran Church - Missouri Synod, its successors, by Warranty Deed from Joseph K. Dotson and wife, Mary Estelle Dotson, of record in Book 3900, Page 370, in the Register's Office of Davidson County, Tennessee, dated May 28, 1965, and recorded on June 10, 1965.

ALSO:

703 Hogan Rd.

Land in Davidson County, Tennessee, being part of Lot No. 4 on the Revised Plan of L.M. STEELE SUBDIVISION, of record in Plat Book 3700, Page 4, as Revised in Plat Book 3700, Page 14, Register's Office for Davidson County, and part of a tract marked "Joseph K. Dotson" adjoining said lot to the east, being the same property recorded in Book 5042, Page 117, Register's Office for said County, and described according to a survey made by John Kohl & Co., P.C., dated November 2, 1993.

Beginning at the westerly margin of a 40 feet private drive to Lutheran Church and the southern margin of Hogan Road; thence S 12 degrees, 16 minutes, W 445.21 feet to a point; thence N 83 degrees 44 minutes, W 65.45 feet to a monument; thence N 3 degrees, 21 minutes, E 441.53 feet to a point in the southern margin of Hogan Road; thence S 84 degrees, 28 minutes, E 133.97 feet with Hogan Road to the point of beginning.

Being the same property conveyed to Our Savior Lutheran Church, by Warranty Deed from Robert O. Jones and wife, Joyce H. Jones, of record in Instrument No. 20010618-0064328, in the Register's Office of Davidson County, Tennessee, dated June 14, 2001, and recorded on June 18, 2001.

This is improved property located at: **703 & 705 Hogan Road, Nashville, TN 37220**

This conveyance is made subject to 1) property taxes for the year 2026 , and thereafter, a lien not yet due and payable; the 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public 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, their heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 1st day of December, 2025.

GRANTOR:

Our Savior Lutheran Church, a Tennessee Corporation

By: _____
Kenneth Priest, Board Chair

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kenneth Priest with who I am personally acquainted (or proven to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained; and who further acknowledged that he is the Board Chair of Our Savior Lutheran Church and that he is authorized by Our Savior Lutheran Church to execute this instrument on its behalf by Kenneth Priest as such Board Chair.

WITNESS my hand and seal at office this 1st day of December, 2025.

Chad Serrate
Notary Public
My Commission expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

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 December 1. 2025.

Affiant Signature

8th day of December, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

