Karen Johnson Davidson County
Batch# 1422798 DEEDWARR
05/20/2026 10:56:30 AM 4 pgs
Fees: $23.00 Taxes: $2,775.00
20260520-0045485

COURTNEY JARBEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KELLY DEANNE KRUMWIEDE	Guaranteed Rate, Inc.	072163D00200CO
(NAME) 1513A Preston Drive	(NAME) 3940 N. Ravenswood Ave Ste 1W	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Chicago, IL 60613	
(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,

JACOB R. BROWN AND KATHERINE S. BROWN, TRUSTEES OF THE JACOB AND KATHERINE BROWN LIVING TRUST DATED JUNE 27, 2019, AND ANY AMENDMENTS THERETO,

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

Kelly Deanne Krumwiede, an unmarried woman

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 Davidson County, Tennessee, being Unit B, Homes at 1513 Preston Drive, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions and as shown on Exhibit "B" attached thereto, of record as Instrument No. 20170209-0013886 and amended in Instrument No 20170518-0049262, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jacob R. Brown and Katherine S. Brown, Trustees of The Jacob and Katherine Brown Living Trust dated June 27, 2019, and any amendments thereto by Deed dated June 27, 2019 from Jacob R. Brown and Katherine S. Brown, husband and wife, recorded July 1, 2019, in Instrument Number 20190701-0063760, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (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 *Improved* property is commonly known as: 1513 A Preston Drive, Nashville, TN 37206

LT&E File #22799

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 my/our hand(s) this 23 day of Feb, 2026.

The Jacob and Katherine Brown Living Trust dated June 27, 2019 and any amendments thereto

By: _____
Jacob R. Brown, Trustee

By: _____
Katherine S. Brown, Trustee

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said State and County, Jacob R. Brown, the bargainor(s), 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 acting the Trustee(s) of The Jacob and Katherine Brown Living Trust dated June 27, 2019, with the authority to transfer and convey by themselves as the Trustee(s) under the said The Jacob and Katherine Brown Living Trust dated June 27, 2019.

Witness my hand, at office, this 23 day of Feb, 2026.

KAELYN PORTER STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/05/2029 DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 11/05/29

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said State and County, Katherine S. Brown, the bargainor(s), 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 acting the Trustee(s) of The Jacob and Katherine Brown Living Trust dated June 27, 2019, with the authority to transfer and convey by themselves as the Trustee(s) under the said The Jacob and Katherine Brown Living Trust dated June 27, 2019.

Witness my hand, at office, this 23 day of Feb, 2026.

_____
Notary Public
My Commission Expires: 11/05/29

KAELYN PORTER STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/05/2029 DAVIDSON COUNTY

LT&E File #22799

EXHIBIT A

Land in Davidson County, Tennessee, being Unit B, Homes at 1513 Preston Drive, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions and as shown on Exhibit "B" attached thereto, of record as Instrument No. 20170209-0013886 and amended in Instrument No 20170518-0049262, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

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 May 15. 2026

Affiant Signature

19th day of May, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of May, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028