Name and Address of New Owner:
Kristine P. Griesbach
4008 Auburn Lane
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1447266 DEEDWARR
07/15/2026 09:07:57 AM 2 pgs
Fees: $13.00 Taxes: $3,052.50
20260715-0063902

Send Tax Bills To:
Bank of Tennessee
2208 Crestmoor Rd, Ste 1
Nashville TN 37215

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216
File No. GNT-26-4738

Map & Parcel No: 116-08-0-124.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Alex Aust and Melissa Aust, husband and wife**, "the Grantor," has this day bargained and sold and by these presents hereby sells, gives, transfers and conveys unto **Kristine Griesbach, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 17, Block "C", Woodmont Lane Homesites, as shown on plat of record in Plat Book 1130, Page 13, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Alex Aust and Melissa Aust, husband and wife, by Warranty Deed from Tyler Davis and Aimee Davis, husband and wife, of record in Instrument No. 20190221-0015707 Register's Office for Davidson County, Tennessee, dated February 15, 2019 and recorded on February 21, 2019.

FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as **4008 Auburn Lane, Nashville, TN 37215.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenant that he is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13th day of July, 2026.

_____(SEAL)
Alex Aust

_____(SEAL)
Melissa Aust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Alex Aust and Melissa Aust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of July, 2026.

TENNESSEE NOTARY PUBLIC ASHLYNN HENGEMIHLE WILLIAMSON COUNTY

Notary Public
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF Sumner)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under 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 $825,000.00, 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 13th day of July, 2026.

ANITA L. PARKER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

_____
Notary Public
My commission expires: 4/29/30