Karen Johnson Davidson County
Batch# 1448024 DEEDWARR
07/16/2026 01:18:30 PM 4 pgs
Fees: $23.00 Taxes: $2,775.00
20260716-0064546

This instrument prepared by:
Noteworthy Title & Escrow, LLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

Affiant

Subscribed and sworn to before me, this ___ day of July, 2026.

Carmen Coats
Notary Public
My commission expires: 11/5/29

Address of New Owner:	Send Tax Bills to:	Tax Information
Edward Krause and Autumn Krause	New Owner	171 04 0 037.00
709 Hogan Road Nashville, TN 37220		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Erin Kiney and Sharon Beth Zak, Heirs of Anna Kiney, deceased,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Edward Krause, III and Autumn Krause, husband and wife,** hereinafter called the Grantees, their successors 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 Lot No. 121 on the Plan of CLOVERLAND ACRES, SECTION ELEVEN, as of record in Plat Book 5200, Page 93, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joseph L. Kiney and wife, Anna Kiney, by Warranty Deed from Douglas H. Brachey and wife, Dawn S. Brachey, of record in Book 9057, Page 965, in the Register's Office for Davidson County, Tennessee, dated August 23, 1993 and recorded on August 25, 1993. The said Joseph L. Kiney died on January 27, 2009, then Anna Kiney died January 9, 2026 testate, devising subject property to Erin Kiney and Sharon Beth Zak. See Probate Case No. 26P1038, Davidson County Circuit Court.

This property is improved property known as 5632 Clovermeade Drive, Brentwood, TN 37027.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) 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, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 hand this 8 day of July, 2026.

Estate of Anna Kiney

By: _____ - Heir

Erin Kiney, Heir

By: _____ - Heir

Sharon Beth Zak, Heir

Acknowledgment

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Erin Kiney, Heir of Estate of Anna Kiney, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained

Witness my hand and seal this 9th day of July, 2026.

_____
Notary Public
Commission expiration date: 09/07/26

BRIAN PAYNE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/07/2026
COUNTY OF DAVIDSON

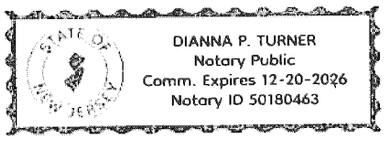
Acknowledgment

STATE OF NEW JERSEY
COUNTY OF Gloucester

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sharon Beth Zak, Heir of Estate of Anna Kiney, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained

Witness my hand and seal this 8 day of July, 2026.

Notary Public
Commission expiration date: 12/20/2026
(Affix Seal)



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 July 9. 2026

Affiant Signature

15th day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

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

202607160064546