Karen Johnson Davidson County
Batch# 304817 DEEDWARR
10/23/2019 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20191023-0108676

STATE OF TENNESSEE,
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of September, 2019.

Notary Public

My commission expires: 7/5/21

(Notary Stamp)

SHAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Quinn Lewis Delbridge	Quinn Lewis Delbridge	081-07-0-470.00
1915 10th Ave N	1915 10th Ave N	
Nashville, TN 37208	Nashville, TN 37208	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

CRU Investments LLC, a Texas limited liability company

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Quinn Lewis Delbridge, unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A Certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1915, pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 1916 Owen Street a Horizontal Property Regime, of record in Instrument No. 20180420-0037628, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to CRU Investments, LLC by Warranty deed from Clear Creek Rentals, LLC, a Tennessee limited liability company of record in Instrument No. 20190702-0064424 Register's Office for Davidson County, Tennessee, dated June 25, 2019 and recorded on July 02, 2019.

This is improved property known as **1915 10th Avenue North, Nashville, TN 37208.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for DAVIDSON County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 27th day of September, 2019.

CRU Investments, LLC

BY: _____

STATE OF Colorado
COUNTY OF Pitkin

Personally, appeared before me, the undersigned, a Notary Public in and for said State and County, Mauricio Fabre to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of CRU Investments, LLC, the within named bargainor, a limited liability company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Manager.

Witness my hand and official seal this 27 day of September, 2019.

_____
Notary Public
My Commission Expires: 11·16·2021

REBECCA PASCHAL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20034036002
My Commission Expires November 16, 2021

SolomonParks File No. 19-000161-526

SP 11/2015

True Copy Certification

I, Melinda Kirkham, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Melinda Kirkham, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/24/2023

