Karen Johnson Davidson County
Batch# 445839 DEEDWARR
07/29/2020 12:09:30 PM 4 pgs
Fees: $23.00 Taxes: $1,942.50
20200729-0083468

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of July, 2020.

SAMANTHA KING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 3, 2023

Notary Public

My Commission Expires: 1-3-2023

Address New Owner As Follows:
Michele Cardozo
5800 Cross Pointe Lane
Franklin, TN 37064

Send Tax Bills To:
~~New Owner~~
The Federal Savings Bank
300 N. Elizabeth St. #3E
Chicago, IL 60607

Map-Parcel Number:
171-08-0B-009.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS K. CROW AND WIFE, JACQUELINE A. CROW**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MICHELE CARDOZO, an unmarried woman**, hereinafter called the Grantee,

her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Section One Breland Park at Saddlewood, as of record in Book 7900, page 532, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to Thomas K. Crow and wife, Jacqueline A. Crow, by deed from Kathryn G. Brinton and husband, Larry B. Brinton, of record as Instrument No. 20061211-0152762, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2020 taxes, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Declaration of Covenants, Conditions and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8891, page 850, Register's Office for Davidson County, Tennessee.

3. Charter of Brelan Park at Saddlewood Homeowner's Association, Inc., of record in Book 9462, page 547, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7883, page 311, Register's Office for Davidson County, Tennessee.

5. All matters as shown on the Plan of record in Book 7900, pages 532 and 728, Register's Office for Davidson County, Tennessee.

6. Stormwater Detention Agreement of record in Book 9401, page 827, Register's Office for Davidson County, Tennessee.

7. Rights of others in and to the use of the common areas/elements.

This is improved property known as: 5800 Cross Pointe Lane, Brentwood, TN 37027

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, her heirs and assigns, forever; and Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend

the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 28th day of July, 2020.

Thomas K. Crow

Jacqueline A. Crow

By: _____
Thomas K. Crow, her Attorney-in-Fact, pursuant to Power of Attorney of record in Instrument No. ___202007290083467___, RODCT.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas K. Crow, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of July, 2020.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Thomas K. Crow, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of Jacqueline A. Crow, and who acknowledged that he executed the same as the free act and deed of the said Jacqueline A. Crow.

WITNESS my hand, at office, this 28th day of July, 2020.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

True Copy Certification

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

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY