FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **175,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **08/12/2020** Notary Public MY COMMISSION EXPIRES: 7/9/24 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

WARRANTY DEED

This Instrument Prepared By and Return To:

Karen Johnson Davidson County
Batch# 457524 **DEEDWARR**
08/14/2020 02:57:39 PM 2 pgs
Fees: $13.00 Taxes: $647.50

20200814-0091504

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #20-3054

ADDRESS NEW OWNER(S) AS FOLLOWS: **Calvin Mai**	SEND TAX BILLS TO: **FirstBank**	MAP-PARCEL NUMBERS **136-15-0-081**
(NAME) **3557 Gondola Drive**	(NAME) **318 Seaboard Lane, Suite 205**	
(ADDRESS) **Antioch, TN, 37013**	(ADDRESS) **Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **James L. Crosslin and Heidi F. Crosslin, a married couple,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Calvin Mai, unmarried** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 65-A Zone Lot Division, Lots 64 thru 68, Chelsea of Priest Lake, Section I-B, as of record Book 6250, Page 365, Register's Office for Davidson County, Tennessee.

Said Lot No. 65-A fronts 43.36 feet on the northerly side of Gondola Drive and runs back 141.68

Return to:
[illegible]tle and Escrow, LLC
[illegible]st Avenue South
[illegible]ville, TN 37212
JM SB vee 20-357

feet on the westerly line and a total of 145.71 feet on the broken easterly line to a line in the rear which measures 43.37 feet thereon.

Being the same property conveyed to James L. Crosslin and Heidi F. Crosslin, a married couple by Deed dated July 25, 2019 from Jonathan F. Young and Heather L. Young, a married couple, recorded August 8, 2019, in Instrument Number 20190808-0079009, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **3557 Gondola Drive, Antioch, TN 37013**
(House Number) (Street) (City, State) (Zip)

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(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **12th** day of **August, 2020**.

James L. Crosslin

Heidi F. Crosslin

STATE OF **TENNESSEE**
COUNTY OF **Wilson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **James L. Crosslin and Heidi F. Crosslin**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **12th** day of **August, 2020**.

NOTARY PUBLIC

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 2/22/22