Karen Johnson Davidson County
Batch# 460250 DEEDWARR
08/19/2020 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $2,108.63
20200819-0093517

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** KELLY RAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-06-2021	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $569,900.00 Julie Bailey Affiant Subscribed and sworn to before me, this 14th day of August, 2020. Notary Public My Commission Expires: 03-06-2021

WARRANTY DEED

Address New Owner: Alexander Holmes Crabtree and Sarah Crabtree 2404B Carter Avenue Nashville, TN 37206	Send Tax Bills to: Franklin Synergy Bank 722 Columbia Ave Franklin, TN 37064	Tax Information: Tax Parcel ID No. 083-04-0C-001.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ASHLEY VEENENDAAL AND CARL VEENENDAAL, JR., WIFE AND HUSBAND,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **ALEXANDER HOLMES CRABTREE AND SARAH CRABTREE, HUSBAND AND WIFE,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. B on the plan of the Resubdivision of Lot 23 according to Plat of 2404 Carter Avenue Townhomes, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of 2404 Carter Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20130523-0052343, corrected by Scrivener's Affidavit of record in Instrument No. 20140224-0015535 and amended in Instrument No. 20140306-0019042, being a Revision of Lot 23 on the Plan of Rosebank Park, of record in Plat Book 1835, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to ASHLEY VEENENDAAL AND CARL VEENENDAAL, WIFE AND HUSBAND, by deed from ANDREW S. BRENNAN AND ALLYSON GREGORY, HUSBAND AND WIFE, of record in Instrument No. 20161220-0133606, dated December 15, 2016, said Register's Office.

Carl Veenendaal, Jr. was incorrectly vested on prior warranty deed as Carl Veenendaal. They are one in the same.

This is improved property commonly known as: **2404B Carter Avenue, Nashville, TN 37206**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 14th day of August, 2020.

ASHLEY VEENENDAAL

CARL VEENENDAAL, JR.

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ASHLEY VEENENDAAL AND CARL VEENENDAAL, JR.**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14th day of August, 2020.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____

True Copy Certification

I, **Angie Lawless**, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022