This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $210,000.00.

Affiant

Subscribed and sworn before me this the 27th day of August, 2020.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Mazon Ledda	Gardner Financial Services LTD dba Legacy Mutual M	052-13-0B 078.00
1131 Alandee St	3503 Paesanos Parkway	
Nashville, TN 37214	San Antonio, TX 78231	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BENJAMIN D. CROSSON AND HOPE E. CROSSON, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **MAZON LEDDA AND ROSE MARIE ROCA, husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, State of Tennessee, being Unit No. 121 of the Condominium Site Plan of Phase II-C, Section 3, on the plan of River Glen, as shown by plat of record in Plat Book 9700, Pages 18 and 19, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Benjamin D. Crosson and Hope E. Crosson, husband and wife, by deed from Nancy G. Fann Fleming, unmarried, dated 03/15/2017, of record in Instrument No. 20170328-0029986, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1131 Alandee St, Nashville, TN 37214.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 465584 DEEDWARR
08/27/2020 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20200827-0097468

Witness my hand this the 27th day of August, **2020.**

Benjamin D. Crosson

Hope E. Crosson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary **Public in and** for said county and state, **Benjamin D. Crosson and Hope E. Crosson,** with whom I am personally **acquainted**, or proved to me on the basis of satisfactory **evidence,** and who acknowledged they executed the within **instrument** for the purposes therein contained.

Witness my hand and official seal this 27th day of August, **2020.**

My commission expires:

9-6-22

Notary Public

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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 Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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