This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-9445-LV

Karen Johnson Davidson County
Batch# 514062 DEEDWARR
11/10/2020 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20201110-0132678

STATE OF TENNESSEE
COUNTY OF WILSON

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

Affiant

Subscribed and sworn to before me, this the 9th day of November, 2020.

Notary Public
My Commission Expires: 7.16.2024

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ronald D. Davenport and Patty S. Davenport 222 Stoners Glen Court Hermitage, TN 37076	SAME	075 15 0A 222.00

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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jean H. Crowthers, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ronald D. Davenport and Patty S. Davenport, husband and wife**, 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:

BEING Lot/Unit No. 222 on the Plan of Phase Three, Stoner's Glen, of record in Instrument 20010726-0079444, and corrected in Instrument 20020319-0034160, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Will R. Crowthers, Jr. and wife, Jean H. Crowthers by Warranty Deed from Frank Batson Homes, Inc, of the record in Instrument No. 20021016-0127130, in the Register's Office of Davidson County, Tennessee Dated October 15, 2002 and recorded on the October 16, 2002.

Will R. Crowthers, Jr. died on 02/05/2018, leaving Jean H. Crowthers as the surviving tenant by the entirety. Melanie Kenney was appointed Conservator for Jean H. Crowthers and authorized to execute documents for the sale of 222 Stoner's Glen Court, Nashville, TN 37076, by the Seventh Circuit Court for Davidson County, Tennessee at Nashville, Probate Division, Docket No. 19P554.

This is ☒ improved or ☐ unimproved property located at: **222 Stoners Glen Court, Hermitage, TN 37076.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 9th day of November, 2020.

GRANTOR:

Jean H. Crowthers by Melanie Kenney, Conservator

Jean H. Crowthers by Melanie Kenney, her Conservator

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Melanie Kenney, Conservator for Jean H. Crowthers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained, as authorized by order of the Seventh Circuit Court for Davidson County, Tennessee at Nashville, Probate Division, Docket No. 19P554.

WITNESS my hand and seal at office this 9th day of November, 2020.

Notary Public
My Commission expires: 5/2/22

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY