THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 201030986

Karen Johnson Davidson County
Batch# 520512 **DEEDWARR**
11/23/2020 03:27:44 PM 2 pgs
Fees: $13.00 Taxes: $869.50
20201123-0137510

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $235,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of November, 2020.

Notary Public
My Commission Expires: 1-3-22

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Theresa J. Crino, and Caleb S. Crino 408 Barclay Square Circle Antioch TN 37013	New Owner	Tax Parcel ID No. 149-05-0-033.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Maghan Michelle Eversmith f/k/a Maghan Michelle Everidge and Caleb Ernest Eversmith f/k/a Caleb Ernest Smith, wife and husband and Shona Smith, a married woman** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Theresa J. Crino, married and Caleb S. Crino, unmarried, as tenants in common with rights of survivorship** ("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 Lot No. 149 on the Plan of Section 3, Barclay Square of record in Plat Book 4675(incorrectly stated on prior deeds as 4657) Page 154, as amended in Book 4995, Page 682, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Maghan Michelle Everidge and Caleb Ernest Smith, wife and husband and Shona Smith, a married woman by Warranty deed from Kathleen Y. Northern, an unmarried woman of record in Instrument No. 20170725-0074945 Register's Office for Davidson County, Tennessee, dated July 19, 2017 and recorded on July 25, 2017.

Shona Smith warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The execution of this instrument is effected by the signature of James Alexander as Attorney-in-fact for Maghan Michelle Eversmith f/k/a Maghan Michelle Everidge, which Power of Attorney is recorded in Instrument No. 20201123-0137508, and also by the signature of James Alexander as Attorney-in-fact for Caleb Ernest Eversmith f/k/a Caleb Ernest Smith, which Power of Attorney is recorded in Instrument No. 20201123-0137507, and also by the signature of James Alexander as Attorney-in-fact for Shona Smith, which Power of Attorney is recorded in Instrument No. 20201123-0137509, all in said Register's office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-SB-BML-21468

Taxes for the year 2020, a lien due and payable, but not delinquent.
Subject to all matters shown on the Plan of record in Plat Book 4675, Page 154, as amended in Book 4995, Page 682, Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 4872, Page 490, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Subject to the flow of any creeks, streams, or branches across subject property.

This is improved property located at 408 Barclay Square Circle Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 19th day of November, 2020.

Maghan Michelle Eversmith by James Alexander
as Attorney-in-fact

Caleb Ernest Eversmith by James Alexander
as Attorney-in-fact

Shona Smith by James Alexander
as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Maghan Michelle Eversmith and Caleb Ernest Eversmith and Shona Smith and that he is authorized by Maghan Michelle Eversmith and Caleb Ernest Eversmith and Shona Smith to execute this instrument on their behalf.

WITNESS my hand, at office, this 19th day of November, 2020.

Notary Public

My Commission Expires: _____

TARA JONES
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022