Name and Address of New Owner:
Benjamin James Crownover and Olivia Grace Chan
229 Lauderdale Road
Nashville, TN 37205

Send Tax Bills To:
First Horizon Bank
12195 Metro Parkway, Suite 2
Fort Myers, FL 33966

Karen Johnson Davidson County
Batch# 524598 DEEDWARR
12/04/2020 09:13:30 AM 4 pgs
Fees: $23.00 Taxes: $2,738.00
20201204-0140961

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Map & Parcel No: 103-12-0-079

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ryan F. McCostlin and Elizabeth B. McCostlin, husband and wife** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Benjamin James Crownover, an unmarried man and Olivia Grace Chan, an unmarried woman,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 16 , Block I on the Plan of Cherokee Park, Second Section of record in Plat Book 547, Page (S) 175 and 176, 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 Ryan F. McCostlin and Elizabeth B. McCostlin by Warranty deed from Leah B. Steen, Executor of Estate of Peggy B. Cason of record in Instrument No. 20181218-0123048 Register's Office for Davidson County, Tennessee, dated December 14, 2018 and recorded on December 18, 2018.

Being also known as 229 Lauderdale Road Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of November, 2020.

Ryan F. McCostlin

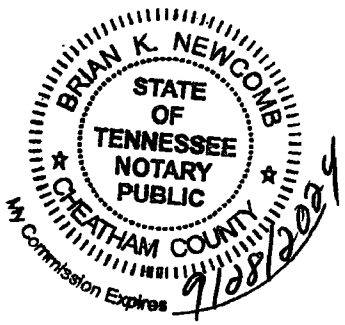
Elizabeth B. McCostlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of November, 2020, before me personally appeared Ryan F. McCostlin and Elizabeth B. McCostlin, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand this 25th day of November, 2020.

Notary Signature



AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $740,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 25th day of November, 2020.

Notary Public

BRIAN K. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 9/28/2024

True Copy Certification

I, Steve Berneman 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 Davidson

Personally appeared before me, Sondra Mounger a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021