This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File No. 1-9961-RR

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brian Cronin 628 Monte Carlo Dr. Antioch, TN 37013	New Owner	173010-037.00

THIS INDENTURE, made this 3rd day of December, 2020 between

Eden Elizabeth Fenley aka Eden E. Fenley

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Brian Ross Cronin, unmarried

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 8, Section 1, Monte Carlo Estates, as shown on plat of record in Plat Book 4675, Page 68, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Eden Elizabeth Fenley by Quitclaim Deed dated 1/15/2019 from David N. Fenley of record in Instrument Number 20190122-0006212 and by Warranty Deed dated 2/25/2015 from Donna F. Kumar, unmarried of record in Instrument Number 20150225-0016252, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 628 Monte Carlo Drive, Antioch, TN 37013.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2020 real property taxes which are to be prorated between the parties and paid at closing., and that Grantor will forever

Karen Johnson Davidson County
Batch# 533372 DEEDWARR
12/14/2020 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20201214-0147399

warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets her hand and seal the day and year first above written.

Eden Elizabeth Fenley

STATE OF TEXAS
COUNTY OF Gillespie

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Eden Elizabeth Fenley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Fredericksburg, Texas on this the 3 day of December, 2020.

Notary Public
My Commission Expires: _____

ALANA LOGUE
Notary Public, State of Texas
Comm. Expires 11-17-2023
Notary ID 390398-5

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $310,000.00.

Affiant

Sworn to and subscribed before me, this 4th day of December, 2020.

Notary Public
My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

True Copy Certification

I, Christopher M. Corriveau, 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, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

