22503
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 534992 DEEDWARR
12/16/2020 08:11:12 AM 2 pgs
Fees: $13.00 Taxes: $555.00
20201216-0148205

WARRANTY DEED

Address New Owner(s)
Mary Sue Crotzer, Trustee
2803 Lealto Ct
Nashville TN
37214

Send Tax Bills to: and
New Owner

Map-Parcel:
096070A02400CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, hereinafter called the Grantors, **Diversified Asset Holdings LLC, a Tennessee limited liability company,** has bargained and sold, and by these presents do transfer and convey unto **Mary Sue Crotzer, Trustee of the Mary Sue Crotzer Revocable Trust ,** hereinafter called the Grantee(s), her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 1 of Lot 2, Parcel 24 on the Condominium Site Plan for Bianca Square, horizontal property regime pursuant to the Tennessee Horizontal Property Act as shown on plat of record in Plat Book 5200, page 661, as amended in Book 5800, page 101, Register's Office for Davidson County, Tennessee, together with said apartment's appurtenant undivided interest in the general and limited common elements of the condominium, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Diversified Asset Holdings LLC by Warranty Deed from Kasey Lee Hulett and wife, Angela Suzanne Hulett, dated September 18, 2018, and recorded in Instrument No. 20180927-0095920, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to: 2021 taxes and subsequent years; Master Deed and By-Laws filed in Book 6162, page 195, amended in Book 6165, page 566, Book 6225, page 906 and Book 9885, page 208; all matters as shown on the recorded plat and any and all easements, restrictions and zoning regulations which may be applicable to subject property.

This is improved property known as: 332 Stewarts Ferry Pike, 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 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 whosoever.

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.

WITNESS my hand as of the date shown on the Notary Form.

DIVERSIFIED ASSET HOLDINGS LLC,

BY: David Moody, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David Moody**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager of DIVERSIFIED ASSET HOLDINGS LLC, the within named bargainor, a Limited Liability Company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such Manager.

Witness my hand and official seal at office, this 10th day of December, 2020.

My Commission Expires: 3/8/22

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

****

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Mary Sue Crotzer, Trustee
Affiant

Sworn to and subscribed before me
this 10th day of December, 2020.

Notary Public
My Commission Expires:

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022