Karen Johnson Davidson County
Batch# 556517 DEEDWARR
01/19/2021 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20210119-0008066

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-2987TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th day of January, 2021.

Notary Public
Commission Expiration:

MELISSA J. BUTCHKO-TURECKI STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN
My Comm. Expires 8-27-2022

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Discover TN Realty, LLC 110 Glancy Street Goodlettsville, TN 37072	New Owner	91-7-136.00

WARRANTY DEED

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, WE, **Fab-Cro Properties, LLC**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Discover TN Realty, LLC,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as 5007 Tennessee Ave. Nashville, TN 37209, County of Davidson to wit:

Land in Davidson County, Tennessee, being Lots No. 914, Page 916 of Block 142 on the Map of Plat No. 1, West Nashville, as of record in Book 57, Page 74 and 75, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Fab-Cro Properties, LLC by deed from Fannie Crowder dated 09/20/2012 filed and recorded 09/28/2012 of record as Instrument No. 20120928-0088550, said Register's Office.

Tax Map and Parcel ID is as follows 91-7-136.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 5007 Tennessee Ave., Nashville, TN 37209

LTE File No.: 20-2987TN

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 unemcumbered, 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. 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 this 7th day of January, 2021.

Fab-Cro Properties, LLC

BY: Fannie Crowder
Fannie Crowder
Its: Member

STATE OF GEORGIA

COUNTY OF Fulton

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Fannie Crowder,** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the **Member of Fab-Cro Properties, LLC**, the within named bargainor, a limited liability company, and that she as **Member of Fab-Cro Properties, LLC**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing her name as **Member of Fab-Cro Properties, LLC.**

Witness my hand and official seal at office this 7 day of January, 2021.

Desmond F Levy
NOTARY PUBLIC
Fulton County, GEORGIA
My Commission Expires 2-13-2022

Desmond Levy
Notary Public
Commission Expiration: 2-13-2022

LTE File No.: 20-2987TN

True Copy Certification

I, **Jared Aller**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Jared Aller

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Christy Jones,** a notary public for this county and state, **Jared Aller,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



SEAL

Christy Jones
My Commission Expires: