Name and Address of New Owner:
Brian D. Cruse and Sophia Cruse
101 Aarons Cress Boulevard
Hermitage, TN 37076

Send Tax Bills To:

SAME

Karen Johnson Davidson County
Batch# 568901 DEEDWARR
02/05/2021 09:16:17 AM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20210205-0016762

This Instrument Prepared By:
Devan Spinelli
CLOSED HOM LLC
836 North Thompson Lane
Suite 1D
Murfreesboro, TN 37129

Map & Parcel No: 087-10-0A-012.00

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, **Austin Hunter Johnson, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brian D. Cruse and Sophia Cruse, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 112, as shown on the map entitled Aarons Cress, Phase 1-A, a Cluster Lot Development, of record as Instrument Number 20061219-0156396, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Austin Hunter Johnson, unmarried man, by Warranty Deed dated December 15, 2017, and recorded December 19, 2017, from The Lux Development Group, LLC, of record in Instrument Number 20171219-0129195, Register's Office for Davidson County, Tennessee.

This is improved property also known as 101 Aarons Cress Boulevard, Hermitage, TN 37076.

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.

Danika Johnson joins in the execution of this deed to evidence her consent to the actions and conveyance by the Grantor(s) herein. Further, she does hereby convey unto Grantee(s) all right, title, and interest that she may have in the above-described property as a result of being the spouse of Austin Hunter Johnson.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the ~~4th~~ 3rd day of February, 2021. JDM

_____(SEAL)
Austin ~~Hunter~~ Johnson

_____(SEAL)
Danika Johnson

STATE OF ~~TENNESSEE~~ Arizona JDM
COUNTY OF Maricopa

On this ~~4th~~ 3rd JDM day of February, 2021, before me personally appeared Austin Hunter Johnson and Danika Johnson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~4th~~ 3rd JDM day of February, 2021.

_____
Notary Signature
My commission expires: 06/30/2024

JOHN D. MCKENZIE
Notary Public - Arizona
Maricopa County
Commission # 583695
My Comm. Expires Jun 30, 2024

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ Arizona SDM)
)
COUNTY OF Maricopa)

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 $610,000.00, 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
~~4th~~ 3rd day of February, 2021.

JDM

Notary Public
My commission expires: 06/30/2024E

JOHN D. MCKENZIE
Notary Public - Arizona
Maricopa County
Commission # 583695
My Comm. Expires Jun 30, 2024

File No. 2021-3001