(2)

Karen Johnson Davidson County
Batch# 587636 DEEDWARR
03/09/2021 10:22:19 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50

20210309-0030729

Prepared by T. Jake Wolaver
Middle Tennessee Law Group, PLLC
809 South Main Street, Suite 100
Columbia, TN 38401

Return to Birthright Title

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Zachary Keith Crane and wife, Grace Marion Crane**, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Sydney Cooper**, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Land in Davidson County, Tennessee, and being Lot No. 3, Final Plat of Villages of Brentwood, Phase Eleven, of record in Plat Book 9700, Page 949, and amended by Instrument No. 20031219-0181287, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to FIRST PARTY herein by deed of record as Instrument No. 20200203-0011917, Register's Office of Davidson County, Tennessee.
>
> Being also known as 4809 Enoch Dr., Nashville, Tennessee 37211.
>
> Tax/Map ID: 161-10-0B-157.00

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for the current year's property taxes, as well as easements, restrictions and other matters, if any, appearing in the Register's Office of Davidson County, Tennessee.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 1st day of March, 2021.

Zachary Keith Crane by Grace Marion Crane his attorney in fact

Zachary Keith Crane by Grace Marion Crane
his attorney in fact

Grace Marion Crane

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, Grace Marion Crane, with whom I am personally acquainted, and who acknowledged under oath that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is attorney in fact for Zachary Keith Crane, pursuant to Power of Attorney of record as Instrument No. 20210309-0030728, Register's Office of Davidson County, Tennessee, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 1st day of March, 2021.

My commission expires:

Notary Public

JEANIE DAVIS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 04-17-2022

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, Grace Marion Crane, with whom I am personally acquainted, and who acknowledged under oath that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of March, 2021.

My commission expires:

Notary Public

JEANIE DAVIS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 04-17-2022

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $325,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of March, 2021.

Notary Public

My commission expires:

CINDY J. FOX
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 02-25-2023

NEW PROPERTY OWNERS:

Sydney Cooper

4809 Enoch Drive

Nashville, Tennessee 37211

PERSON(S) RESPONSIBLE FOR TAXES:

Sydney Cooper

4809 Enoch Drive

Nashville, Tennessee 37211