Karen Johnson Davidson County
Batch# 607001 DEEDWARR
04/05/2021 03:06:30 PM 4 pgs
Fees: $23.00 Taxes: $1,664.63
20210405-0044324

Name and Address of New Owner:
Lisa Bogart, Richard David Bogart, and Avery Bogart
215 Copley Lane
Nashville, TN 37204

Send Tax Bills To:
Lisa Bogart, Richard David Bogart, and Avery Bogart
215 Copley Lane
Nashville, TN 37204

This Instrument Prepared By:

Blueprint Title TN
901 Woodland Street
Suite 104
Nashville, TN 37206

Map & Parcel No: 118-06-0D-035.00-C

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, **Benjamin James Crownover, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Avery Bogart and Lisa Bogart and Richard David Bogart, all as Tenants in Common,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 35, GALE PARK SINGLE FAMILY HOMES, a , 1 Condominium, as described in Declaration of record in Instrument No. 20110224-0015356, amended in Instrument No. 20110311-0019705, Instrument No. 20120508-0039773, Instrument No. 20120921-0086162 and Instrument No. 20130306-0022201, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Benjamin James Crownover by Deed dated April 7, 2015 from Marsha Crownover, recorded April 9, 2015, in Instrument Number 201504090031164, in the Official Records of Davidson County, Tennessee.

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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of April, 2021.

_____(SEAL)
Benjamin James Crownover

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of April, 2021, before me personally appeared Benjamin James Crownover, 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 1st day of April, 2021.

_____
Notary Signature
My commission expires: 03/20/2024

JEFFREY STEVEN WYNN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

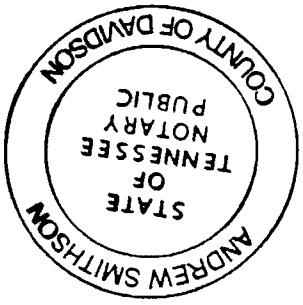
AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $449,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

LIAM-SMITHSON
(Affiant)

Sworn to and subscribed before me this
1st day of April, 2021.



Notary Public
My commission expires: 03/08/22
File No. 2021-4392-TN

True Copy Certification

I, Steve Berneman, 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.

Steve Berneman

State of Tennessee

County of Davidson

Personally appeared before me, Bailey Wind, a Notary Public for this county and state that Steve Berneman, acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 10-2-2023

Notary Seal (if on paper) Bailey Wind

BAILEY WIND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023