Karen Johnson Davidson County
Batch# 611120 DEEDWARR
04/08/2021 04:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,198.80
20210408-0047218

Prepared by:
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Attorney at Law
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Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $324,000.00

Affiant

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12.15.2021 COUNTY OF WILLIAMSON

Subscribed and sworn to before me this 6th day of April, 2021.

Notary Public
My commission expires: _____

Address of New Owner:	Send Tax Bills to:	Tax Information
Samuel D. Rittenberry and Janice Rittenberry 409 MacKenzie Way Franklin, TN 37064	New Owners ←	104-06-0F-029-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Scott Kenneth Crocker and Patricia Ann Crocker, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Samuel D. Rittenberry and Janice Rittenberry, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit E-1, as proposed on the Plan of Longview Condominiums of record in Plat Book 6200 Page 95, amended in Plat Book 6200 Page 101, Register's Office for Davidson County, Tennessee, which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Scott Kenneth Crocker and Patricia Ann Crocker, husband and wife, by deed from John Frederick Littlefair-Molin, single and Sarah Alexandra Littlefair-Molin, single of record in Instrument No. 20150804-0077314, Register's Office for Davidson County, Tennessee, and dated July 24, 2015.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Longview Condominiums of record in Plat Book 6200 Page 95 and amended in Plat Book 6200 Page 101 Register's Office for Davidson County,

Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in Book 182, Page 36 and Instrument No. 20040913-0110506 in the official records of the Davidson County Register of Deeds.

3. Charter of Longview Condominiums Homeowners Association of record in Book 6303 Page 129 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 3319 Long Boulevard, Nashville, TN 37203

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 6th day of April, 2021.

4-6-21
Scott Kenneth Crocker

4-6-21
Patricia Ann Crocker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 6th day of April, 2021, before me personally appeared Scott Kenneth Crocker and Patricia Ann Crocker, 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 6th day of April, 2021.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021