Karen Johnson Davidson County
Batch# 613075 DEEDWARR
04/12/2021 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,150.33
20210412-0048658

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210334077**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) **The actual consideration or value, whichever is greater, for this transfer is: $310,900.00.** Affiant Subscribed and sworn to before me, this 31st day of March, 2021. Notary Public My Commission Expires: 11/27/23

ELIZABETH LEVSEN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 11-27-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Zachary Scott Anderle and Bryana Anderle 3124 Crosswood Drive Nashville TN 37214	~~New Owner~~ Reliance First Capital LLC 201 Old Country Rd. #205 Melville, NY 11747	Tax Parcel ID No. 096 11 0 008.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nicole Killian** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Zachary Scott Anderle and Bryana Anderle, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 525 on the Plan of Cloverhill, Section No. VIII, as shown by plat and survey of record in Book 2331, Page 10, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nicole Killian, unmarried, by Warranty Deed from Jeremiah D. Belcher, married, of record in Instrument No. 20170425-0040325, in the Register's Office of Davidson County, Tennessee, dated April 21, 2017 and recorded on April 25, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cloverhill, Section No. VIII, as recorded in Plat Book 2331, Page(s) 10 and 11.

This is improved property located at 3124 Crosswood Drive Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of March, 2021.

Nicole Killian

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nicole Killian, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2021.

Notary Public

My Commission Expires: _____

CHAD T. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

