Karen Johnson Davidson County
Batch# 634868 DEEDWARR
05/12/2021 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20210512-0064287

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-2693

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of May, 2021

Notary Public

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission Expires: NOV 0 8 2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
Gregory Hickman and Katelyn Hickman 2304 Somerset Valley Drive Nashville, TN 37013	New Owner	173-06-0B-045.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Dwane E. Crews and Michelle L. Crews, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Katelyn Hickman, an unmarried woman and Gregory Hickman, a married man, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Final Plat, Phase one, Cambridge Park at Barnes Road Subdivision of record in Plat at Instrument No. 20120912-0082696, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Allyson Foster, an unmarried person by Warranty deed from Atkins and Associates Homebuilders, Inc., a Tennessee corporation of record in Instrument No. 20131205-0124094 Register's Office for Davidson County, Tennessee, dated December 02, 2013 and recorded on December 05, 2013. (Value of consideration shown in aforementioned deed $212,740.00.)

Being the same property conveyed to Dwane E. Crews and Michelle L. Crews, husband and wife by Warranty Deed from Allyson Foster, an unmarried person of record in Instrument No. 20201208-0142467 Register's Office for Davidson County, Tennessee, dated November 30, 2020 and recorded on December 08, 2020. (Value of consideration shown in aforementioned deed $169,093.57.)

Being also known as 2304 Somerset Valley Drive, Nashville, Tennessee 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2304 Somerset Valley Drive, Nashville, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10th day of May, 2021.

Michelle L. Crews

Dwane E. Crews

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michelle L. Crews and Dwane E. Crews** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 10th day of May, 2021.

Notary Public
My Commission Expires: _____

(Notary Seal)

STATE OF TENNESSEE NOTARY PUBLIC
CHRIS MULF
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-11-2023

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 0 11355-RL

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

