WARRANTY DEED

Karen Johnson Davidson County
Batch# 635922 DEEDWARR
05/13/2021 03:48:30 PM 4 pgs
Fees: $23.00 Taxes: $9,250.00
20210513-0064996

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-13-22
(AFFIX SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE of TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Devin Erin Kindt	New Owner	083 10 0 282.00
(NAME)	(NAME)	
1735 North Wolcott Ave		
(ADDRESS)	(ADDRESS)	
Chicago, IL 60622		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,WE, **Peggy J. Crosby, Trustee of The Peggy J. Crosby Living Trust and Walter R. Compton and Delores Compton, husband and wife and Sam Compton**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Devin Erin Kindt**, hereinafter called the Grantee, her 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 partly in the 23rd ward and partly in the 11th ward and being part of the 10-1/4 acre tract as shown on the plat of Richardson Place, of record in Book 547, Page 135, Register's Office for said County, and described according to a survey of W. B. Southgate, Surveyor, dated February 9, 1941, as follows:

Beginning at the Southeast corner of Forrest Avenue in the West line of said 10-1/4 acre tract; thence Northwardly 25 feet to an iron pin; thence Eastwardly 200 feet to a stake; thence Southwardly 25 feet to a stake; thence Eastwardly 363 feet to a post in the Westerly line of Tillman property; thence with said line Southwardly 404-1/2 feet to an iron pin at the Northern terminus of 24 foot avenue as shown on the plat of Richardson Place; thence Westwardly with the Northern terminus of said avenue, 24 feet to the Northeast corner of Lot No. 45; continuing 44, 43, 42, 41, 40 and 39, 543 feet, in all 567 feet to the Eastern terminus of Woodland Street, being the Southwest corner of said 10-1/4 acre tract; thence Northwardly 405 feet to the beginning.

Being the same property conveyed to William Bate Dozier, M.D., by Warranty Deed from Jack E. Montgomery and wife, Ollie L. Montgomery, of record in Book 1680, Page 425, in the Register's Office of Davidson County, Tennessee, dated January 24, 1949 and recorded on January 25, 1949.

Being the same property conveyed to Sam Compton, Ron Compton and Peggy Crosby, as tenants-in-common, by Quitclaim Deed from Gladys Hinkle, of record in Book 7754, Page 259, in the Register's Office of Davidson County, Tennessee, dated August 12, 1988 and recorded on July 19, 1989.

Being the same property conveyed to Peggy J. Crosby, Trustee(s), and their successors in trust, of The Peggy J. Crosby Living Trust, by Quitclaim Deed from Peggy Crosby, of record in Instrument No. 20040602-0064388, in the Register's Office of Davidson County, Tennessee, dated April 08, 2004 and recorded on June 02, 2004.

Being the same property conveyed to Peggy J. Crosby, Trustee(s), and their successors in trust, of The Peggy J. Crosby Living Trust, by Quitclaim Deed from Peggy J. Crosby, of record in Instrument No. 20040730-0091224, in the Register's Office of Davidson County, Tennessee, dated July 14, 2004 and recorded on July 30, 2004.

Being the same property conveyed to Walter R. Compton and Delores Compton, husband and wife, by Quitclaim Deed from Ron Compton, of record in Instrument No. 20180718-0069783, in the Register's Office of Davidson County, Tennessee, dated July 10, 2018 and recorded on July 18, 2018.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 1900 Forrest Avenue, Nashville, TN 37206

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 do 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.

Witness our hands this 5th day of May, 2021.

The Peggy J. Crosby Living Trust

BY: _____
Peggy J. Crosby, Trustee

_____
Walter R. Compton

_____ by _____ her
Delores W. Compton by Walter R. Compton Attorney In Fact

Attorney in fact

_____
Sam Compton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Peggy J. Crosby with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon her oath acknowledged herself to be the Trustee of The Peggy J. Crosby Living Trust, the within named bargainor, and that she as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of May, 2021.

Notary Public

My Commission Expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Walter R. Compton and Sam Compton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of May, 2021.

Notary Public

My Commission Expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Walter R. Compton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Delores W. Compton, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Delores W. Compton, for the purposes therein contained.

Witness my hand and official seal, this the 5th day of May, 2021.

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY