Karen Johnson Davidson County
Batch# 636723 DEEDWARR
05/14/2021 12:40:06 PM 2 pgs
Fees: $13.00 Taxes: $2,775.00
20210514-0065386

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1270

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christi Joy Braun, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth Lauren Perkins, a single woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit A, 3510 Hillsdale Cottages, as established by Declaration of Covenants, Conditions and Restrictions for 3510 Hillsdale Cottages, a Horizontal Property Regime with Private Elements, as shown on plat of record in Instrument No. 20161214-0131180, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Christi Joy Braun, an unmarried woman by Warranty deed from Greenway Avenue Investors, LLC, a Tennessee limited liability company of record in Instrument No. 20180803-0076095 Register's Office for Davidson County, Tennessee, dated July 31, 2018 and recorded on August 03, 2018. Christi Joy Braun is now married to Philip Alexander Crooke and he joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 3510 A Hillsdale Avenue, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Elizabeth Lauren Perkins 3510 A Hillsdale Avenue Nashville, TN 3720	NEW OWNER	104-05-0Q-001.00

WITNESS THE EXECUTION HEREOF this 12th day of May, 2021.

Christi Joy Braun

Philip Alexander Crooke

State of Tennessee)
County of Davidson)

On this 12th day of May, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Christi Joy Braun and Philip Alexander Crooke, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 750,000.00.**

Affiant

Sworn and subscribed before me on this the 12th day of May, 2021.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON