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

39-B
File #21-1353

Karen Johnson Davidson County
Batch# 641384 DEEDWARR
05/20/2021 03:08:43 PM 2 pgs
Fees: $13.00 Taxes: $2,331.00
20210520-0068935

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 **Matthew Callender and Ashley Callender, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Casey Crosson and John Crosson, wife and husband**, 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 No. "A", 6109 California Cottages, A Horizontal Property Regime with Private Elements, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions of record in Instrument No. 20151103-0112182, Register's Office for Davidson County, Tennessee, to which referenced is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants, contained in the said Declaration, the Plat files as Exhibit "B" to said Declaration appearing in Instrument No. 20151103-0112182, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby and referenced and made apart hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Matthew Callendar, unmarried man by Warranty deed from Gregory R. Wrenn and wife, Jodi L. Wrenn of record in Instrument No. 20180109-0002666 Register's Office for Davidson County, Tennessee, dated December 29, 2017 and recorded on January 09, 2018. Matthew Callender is now married to Ashley Callender who 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: 6109 A California Avenue, Nashville, TN 37209.

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:
Casey/ John Crosson
6109 A California Avenue
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT
new owner

TAX MAP-PARCEL #:
091-02-3T-001.00

WITNESS THE EXECUTION HEREOF this 18th day of May, 2021.

Matthew Callender

Ashley Callender

State of Tennessee)
County of Davidson)

On this 18th 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 Matthew Callender and Ashley Callender, 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: **$ 630,000.00.**

Affiant

Sworn and subscribed before me on this the 18th day of May, 2021.

Notary Public

My Commission Expires: 7/9/24

KAREN BOSWELL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/26/2025 DICKSON COUNTY

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07 Jun 2024