Record & Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-8797-MC

Karen Johnson Davidson County
Batch# 641430 DEEDWARR
05/20/2021 03:44:30 PM 4 pgs
Fees: $23.00 Taxes: $710.40
20210520-0068998

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $192,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of May, 2021.

Notary Public
My Commission Expires: 3 6 2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dianna L. Maher 4505 Harding Pike Apt 3W Nashville, TN 37205	NEW OWNER	116-03-0A-026.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Michael G. Crandall and Sandra K. Crandall, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Dianna L. Maher, a single woman** hereinafter called the Grantee(s), his/her/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 Unit No. 3W, of Royal Oaks Tower, a Horizontal Property Regime established by Master Deed and Bylaws of record in Book 4710, page 901, Register's Office for Davidson County, Tennessee and being Unit 3W of Royal Oaks Tower Condominium Apartments, as shown on the plan of record in Book 4460, page 189, and Plat Book 4300, Page 201, and as amended in Book 4798, Page 813 and Book 4728, Page 756, said Register's Office, together with the undivided 1.46881 percentage interest in the common elements appurtenant to said unit as set from in said Master Deed and Bylaws, all to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Michael G. Crandall and wife, Sandra K. Crandall by Warranty deed from Emily Evans Sanders, unmarried of record in Instrument No. 20050620-0070058 Register's Office for Davidson County, Tennessee, dated June 17, 2005 and recorded on June 20, 2005. (Value of consideration shown in aforementioned deed $126,000.00.) Being also known as 4505 Harding Pike 3W Nashville, Tennessee 37205.

This Instrument executed on behalf of Sandra K. Crandall ("Principal") by pursuant to the Power of Attorney of record in Instrument Number 202105200068997, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: **4505 Harding Pike, Apt 3W, Nashville, TN 37205**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 20th day of May, 2021.

GRANTOR:

Michael G. Crandall

Sandra K. Crandall By Michael G. Crandall her Attorney in Fact

Sandra K. Crandall by Michael G. Crandall, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael G. Crandall within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of May, 2021.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Sandra K. Crandall ("Principal"), Michael G. Crandall as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 20th day of May, 2021.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

EXHIBIT "A"
TO Warranty Deed
From: Michael G. Crandall and Sandra K. Crandall
To: Dianna L. Maher

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 20th day of May, 2021.

Notary Public
My Commission Expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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.

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.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM