Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210535365

Karen Johnson Davidson County
Batch# 651455 DEEDWARR
06/08/2021 10:44:24 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20210608-0076605

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $325,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of June, 2021.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lacey Newman 966 Todd Pries Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 142 05 0D 067.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cornelia C. Crawford** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lacey Newman, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain Condominium Unit in Davidson County, Tennessee, Described as follows:
Unit No. J-403 together with Carport Designated No. J-403-C in a Horizontal Property Regime of Phase one, Section Four, River Plantations Condominium Apartments of record in Plat Book 4860, Pages 17, 18, 19, and amended in Book 4860, Pages 107, 108, and 109, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Cornelia C. Crawford, by Warranty Deed from RTJ, LLC, of record in Instrument No. 20121017-0095030, in the Register's Office of Davidson County, Tennessee, dated September 20, 2012 and recorded on October 17, 2012.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase one, Section Four, River Plantations Condominium Apartments, as recorded in Plat Book 4860, Page 17, 18 and 19, as amended in Book 4860, Page, 107, 108, 109.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing River Plantation (Section Four) Condominium of record in Book 4892, Page 440, as amended by instrument(s) of record in Book 4956, Page 756 and Instrument No. 20050128-0010626; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 966 Todd Pries Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 4th day of June, 2021.

Cornelia C Crawford

Cornelia C. Crawford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cornelia C. Crawford, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness ~~my hand~~, at office, this 4th day of June, 2021.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022