Karen Johnson Davidson County
Batch# 653581 DEEDWARR
06/10/2021 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20210610-0078238

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

39-B
File #21-1374

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 **Martin P. Crockett, a married man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Samuel J. Scudellari, unmarried**, 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. 15, on the Plan of West Mill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of West Mill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141223-0117663, Supplementals in Instrument No. 20150424-0036748, Instrument No. 20150929-0098582, in Instrument No. 20151218-0127193, and in Instrument No. 20151218-0127350, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of West Mill Townhomes, shown on Exhibit "C" to the Declaration of Covenants, of record in Instrument No. 20141223-0117663 and First Supplementary Declarations, in Instrument No. 20150424-0036748, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Martin P. Crockett, single man by Warranty deed from Alyssa Cecil now known as Alyssa Pirtle of record in Instrument No. 20171023-0108310 Register's Office for Davidson County, Tennessee, dated October 20, 2017 and recorded on October 23, 2017. Martin P. Crockett is now married to Mollie Crockett 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: 1429 57th 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:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Samuel J. Scudellari **1429 57th Avenue** **Nashville, TN 37209**	New Owner	**091-06-0M-015.00-**

WITNESS THE EXECUTION HEREOF this 7th day of June, 2021.

Martin P. Crockett

Mollie Crockett

State of Tennessee)
County of Davidson)

On this 7th day of June, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Martin P. Crockett and Mollie Crockett, 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-WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 380,000.00.**

Affiant

Sworn and subscribed before me on this the 7th day of June, 2021.

Notary Public

My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022