Karen Johnson Davidson County
Batch# 666679 DEEDWARR
06/28/2021 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20210628-0087177

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210535333**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $600,000.00. Affiant Subscribed and sworn to before me, this 24th day of June, 2021. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Cheyenne Price and Allyson Jo Wilding Price 428 Croley Drive Nashville TN 37209	Send Tax Bills To: First Bank 722 Columbia Ave Franklin, TN 37064	Tax Information: Tax Parcel ID No. 091 13 3B 002.00

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, **Kevin P. Fucich, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cheyenne Price and Allyson Jo Wilding Price, Spouses Married to Each Other** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Townhomes at 426 Croley Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Townhomes at 426 Croley Drive, a Horizontal Property Regime, of Instrument No. 20170720-0073671, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Kevin P. Fucich, an unmarried man by Warranty Deed from John Mark Russell, an unmarried man, of record in Instrument No. 20191010-0104065, in the Register's Office of Davidson County, Tennessee, dated October 4, 2019 and recorded on October 10, 2019.

Being the same property conveyed to John Mark Russell, an unmarried man by Warranty Deed from 426 Croley, LLC, a Tennessee limited liability company of record in Instrument No. 20180530-0051653 Register's Office for Davidson County, Tennessee, dated May 29, 2018 and recorded on May 30, 2018.

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 Revised Plat of Lots 17 & 18, Block "I", Crolywood Subdivision, Section I, as recorded in Plat Book 1130, Page(s) 65.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170720-0073671.

This is improved property located at 428 Croley Drive Nashville TN 37209

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 24th day of June, 2021.

Kevin P. Fucich By Ryan Dieck Attorney-in-fact
Kevin P. Fucich
By: Ryan Dieck, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Kevin P. Fucich and that he is authorized by Kevin P. Fucich to execute this instrument on his behalf.

WITNESS my hand, at office, this 24th day of June, 2021.

AWS
Notary Public

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

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

