Karen Johnson Davidson County
Batch# 668332 DEEDWARR
06/30/2021 11:24:14 AM 2 pgs
Fees: $13.00 Taxes: $702.63

20210630-0088696

LISA LITTLETON HOLLEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DICKSON MY COMMISSION EXPIRES MARCH 25, 2023

State of Tennessee
County of DICKSON

The actual consideration or value, whichever is greater, for this transfer is **$189,900.00**

Affiant

Subscribed and sworn to before me, this the 28 day of June, 2021.

Notary Public

My commission expires:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
THOMAS W CROW	Thomas W. Crow	**142-04-0A-017.00 CO**
210 Old Hickory Blvd. Unit 17	115 Eastside Rd.	
Nashville, TN 37221	Burns, TN 37029	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **DENISE GENTRY RABALAIS, NOW KNOWN AS DENISE GENTRY PETRUNAK, AS TRUSTEE OF THE DENISE GENTRY RABALAIS TRUST CREATED UNDER THE RESTATEMENT OF THE RUSSELL E. RABALAIS REVOCABLE LIVING TRUST UNDER AGREEMENT DATED AUGUST 8, 2006**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

THOMAS W. CROW, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit No. 17, on the Horizontal Property Regime for Belle Forest, as recorded in the Master Deed of record in Book 5438, page 699 and as shown on Plat of record in Plat Book 5200, page 167, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to DENISE GENTRY RABALAIS, AS TRUSTEE OF THE DENISE GENTRY RABALAIS TRUST CREATED UNDER THE RESTATEMENT OF THE RUSSELL E. RABALAIS REVOCABLE LIVING TRUST UNDER AGREEMENT DATED AUGUST 8, 2006, by deed from DENISE GENTRY RABALAIS, AS SUCCESSOR TRUSTEE OF THE RABALAIS REVOCABLE LIVING TRUST UNDER AGREEMENT DATED MAY 1, 2002, of record in Instrument No. 20150108-0002247, dated December 22, 2014, said Register's Office.

DENISE GENTRY RABALAIS, HAVING SINCE MARRIED, IS NOW KNOWN AS DENISE GENTRY PETRUNAK.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 210 Old Hickory Blvd #17, Nashville, TN 37221.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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.

Witness my/our hand(s) this 28th day of June, 2021.

Denise Gentry Petrunak, trustee

DENISE GENTRY RABALAIS, NOW KNOWN AS DENISE GENTRY PETRUNAK, AS TRUSTEE OF THE DENISE GENTRY RABALAIS TRUST CREATED UNDER THE RESTATEMENT OF THE RUSSELL E. RABALAIS REVOCABLE LIVING TRUST UNDER AGREEMENT DATED AUGUST 8, 2006

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **DENISE GENTRY RABALAIS, NOW KNOWN AS DENISE GENTRY PETRUNAK, AS TRUSTEE OF THE DENISE GENTRY RABALAIS TRUST CREATED UNDER THE RESTATEMENT OF THE RUSSELL E. RABALAIS REVOCABLE LIVING TRUST UNDER AGREEMENT DATED AUGUST 8, 2006**, with whom I am personally acquainted and who, upon oath, acknowledged herself to be **TRUSTEE OF THE DENISE GENTRY RABALAIS TRUST CREATED UNDER THE RESTATEMENT OF THE RUSSELL E. RABALAIS REVOCABLE LIVING TRUST UNDER AGREEMENT DATED AUGUST 8, 2006**, the within name bargainor, and that she, as Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by herself as Trustee.

Witness my hand, at office, this 28th day of June, 2021.

Emily H. Prophet

Notary Public

My Commission Expires: 5-9-2023

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023