RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 683971 DEEDWARR
07/27/2021 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,039.70
20210727-0100463

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $281,000.00.

Michael Adly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0618

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Crowne Property Acquisitions LLC, a Delaware limited liability company	NEW OWNER	Map: 03413013000
(NAME) 2325 Pointe Parkway; Ste 250	(NAME)	
(ADDRESS) Carmel, IN 46032	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED EIGHTY-ONE THOUSAND AND NO/100 DOLLARS ($281,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MICHAEL ADLY, MARRIED, AND MICHEAL BESADA, MARRIED, AND HANY MIKHAIL, MARRIED,

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

CROWNE PROPERTY ACQUISITIONS LLC, A DELAWARE LIMITED LIABILITY COMPANY,

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

Being Lot No. 28 on the Plan of East Lawn, Block "B", of record in Plat Book 547, Pages 153-154, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Michael Adly, married and Micheal Besada, married, and Hany Mikhail, married, by deed from Shelby Anderson and Chelsea G. Allen, Co-Administrators, C.T.A. of the Estate of Joseph Allan Armstrong, of record in Instrument Number 20210222-0021138, dated February 12, 2021, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 547, Pages 153 and 154, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as 111 McKinley Street, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 23rd day of July, 2021.

Michael Adly
Michael Adly

Michael Besada
Micheal Besada

Hany Mikhail
Hany Mikhail

JAMIE C POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Adly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 23rd day of July, 2021.

My Commission Expires: 1/3/23

Notary Public

JAMIE C POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Micheal Besada, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 23rd day of July, 2021.

My Commission Expires: 1/3/23

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hany Mikhail, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 23rd day of July, 2021.

My Commission Expires: 5.2.22

Notary Public

ZANA C PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Emily Prophet, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7-23-2021 (date of document).

Affiant Signature

7.23.2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 23rd day of July 2021

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

RICHELLE B. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JUNE 21, 2025