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

Karen Johnson Davidson County
Batch# 685244 DEEDWARR
07/28/2021 01:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,132.20
20210728-0101639

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-21-5105

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $306,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of July, 2021

Notary Public

Commission Expires: _____

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Crowne Property Acquistions LLC 2325 Pointe Parkway Suite 250 Carmel, IN 46032	New Owner	096-14-0-027.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Joseph Barry Molteni, Jr

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Crowne Property Acquistions LLC, a Tennessee 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:

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Twin Lawn Subdivision of record in Book 2331, Page 9, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 117 fronts 80 feet on the Northerly side of Twin Lawn Drive and Extends back 115.5 feet on the Easterly Line and 166.6 feet on the Westerly Line to a dead line in the rear measuring 86 feet thereon.

Being the same property conveyed to Frank J. Cheek and wife, Mary E. Cheek by Warranty Deed from Zallie H. Stafford and wife, Annie M. Stafford of record in Book 5123, Page 726, Register's Office for Davidson County, Tennessee, dated March 07, 1977 and recorded on March 14, 1977. (Value or consideration shown in aforementioned deed $6,328.00.)

Being a portion of the same property conveyed to Mary Elizabeth Stafford Cheek by Quitclaim Deed from Frank Joseph Cheek of record in Book 8321, Page 917 Register's Office for Davidson County , Tennessee, dated March 26, 1991 and recorded on April 02, 1991. (Value or consideration as shown in aforementioned deed $0.00.)

Mary Elizabeth Stafford Cheek became deceased on October 24, 2017, Probate filed in the Probate Court for Davidson County at Nashville, Probate File No. 18P174.

Being a portion of the same property conveyed to Patrick Edward Cheek, Michael Joseph Cheek, and Lisa Slate by Executor's Deed from Patrick Edward Cheek of record in

Instrument No. 20180619-0058732 Register's Office for Davidson County, Tennessee, dated June 08, 2018 and recorded on June 19, 2018. (Value or consideration as shown in aforementioned deed $0.00.)

Being the same property conveyed to Lisa Slate by Quit Claim Deed from Patrick Edward Cheek, Michael Joseph Cheek of record in Instrument No. 20190529-0050345 Register's Office for Davidson County, Tennessee, dated May 16, 2019 and recorded on May 29, 2019. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Joseph Barry Molteni, Jr. by Quitclaim Deed from Lisa Slate of record in Instrument No. 20190529-0050346 Register's Office for Davidson County, Tennessee, dated May 16, 2019 and recorded on May 29, 2019. (Value of consideration shown in aforementioned deed $0.00.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2844 Twin Lawn Drive, Nashville, TN 37214

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 so 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.
Said property was not the primary residence of the grantor

Dated this the 27th day of July, 2021.

Joseph Barry Molteni, Jr

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joseph Barry Molteni, Jr** 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.

Witness my hand and official seal at Mt. Juliet, Tennessee this 27th day of July, 2021.

TAYLOR GRILLS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
1/19/2022
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires:

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 7-27-2021 (date of document).

Affiant Signature

7-27-2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 27 day of July 2021

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

