Karen Johnson Davidson County
Batch# 689214 DEEDWARR
08/03/2021 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20210803-0103998

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

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

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 2nd DAY OF August 2021

NOTARY PUBLIC
My Commission expires: 5-9-2023

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 21070010

Address of New Owner
Crowne Property Acquisitions, LLC
2325 Pointe Parkway
Suite 250
Carmel, IN 46032

Send Tax Bills To:
Same

Tax Information:
052-12-0A-031.00 CO

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Dafreda S. Brown and Doniel Brown, both unmarried,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Crowne Property Acquisitions, LLC,** hereinafter called the **Grantee(s)**, his/her/their 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 Lot No. 31 on the Final Plat of Candlewood, of record in Instrument No. 20030122-0009060, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Dafreda S. Brown and Doniel Brown, wife and husband, by Warranty Deed from Teresita Arcinas, Trustee of the Arcinas 2007 Revocable Living Trust, dated December 27, 2007, dated 08/27/2015 and recorded on 09/02/2015 in Instrument No. 20150902-0089060, Register's Office for Davidson County, Tennessee.

This is property generally located:
2028 Candlewood Drive, Madison, TN 37115

SUBJECT TO THE FOLLOWING:

1. 2021 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Instrument No. 20030122-0009060, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Restrictive Covenants contained in instrument of record as Instrument No. 20030204-0014982, said Register's Office.

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(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend

the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Dafreda S. Brown and Doniel Brown** has/have caused this instrument to be executed, this the 30 day of July, 2021.

Dafreda S. Brown

Dafreda S. Brown

Doniel Brown

Doniel Brown

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Dafreda S. Brown and Doniel Brown,** 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.

This the 30 day of July, 2021.

My commission Expires: 8/27/22

NOTARY PUBLIC

BRONNER MCCOY LEWIS
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM 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 8/2/2021 (date of document).

E Prophet

Affiant Signature

8-2-2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 2nd day of AUGUST, 2021

Richelle B. Montg

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

