

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $285,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 4th day of August, 2021.

NOTARY PUBLIC

My commission expires: 5-9-2023

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

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Crowne Property Acquisitions LLC (NAME)	SAME AS NEW OWNER (NAME)	165-13-0A-145.00 CO
2325 Pointe Parkway, Ste 260 (ADDRESS)	(ADDRESS)	
Carmel, IN 46032		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Christopher Gee and Stacy Gee, husband and wife,** 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 successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 443 on the Plan of Peppertree Forest, Section 10, of record in Plat Book 7900, Page 938, Register's Office for said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to CHRISTOPHER GEE AND STACEY GEE, HUSBAND AND WIFE, by deed from JUNE DIEGMUELLER, UNMARRIED, of record in Instrument No. 20210430-0058067, dated April 29, 2021, said Register's Office.

This property is __unimproved _X_improved property known as: 3957 Pepperwood Drive, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Karen Johnson Davidson County
Batch# 691491 DEEDWARR
08/05/2021 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,057.83
20210805-0105592

Witness our hands this 4th day of August, 2021.

Christopher Gee

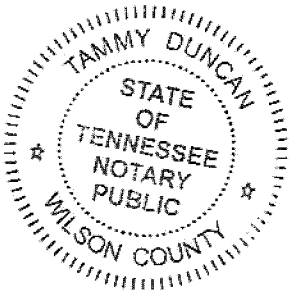
Stacy Gee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher Gee and Stacy Gee, the herein bargainor, 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 the 4th day of August, 2021.

Notary Public
My Commission Expires: 4/20/23



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 8-4-2021 (date of document).

Affiant Signature

8-4-2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 4th day of August, 2021

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

