Karen Johnson Davidson County
Batch# 693447 DEEDWARR
08/09/2021 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,144.04
20210809-0107032

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210736439

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $309,200.00.

Affiant

Subscribed and sworn to before me, this 6th day of August, 2021.

Notary Public
My Commission Expires: 5-9-2023

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Crowne Property Acquisitions LLC 2325 Pointe Parkway, Ste 250 Carmel, IN 46032	New Owner	Tax Parcel ID No. 182 06 0A 043.00

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 of which is hereby acknowledged, **Addrenia Wright, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Crowne Property Acquisitions LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 43, as shown on the map entitled Section One, Old Hickory Hills, of record in Instrument No. 20011023-0115382, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Addrenia Wright, an Unmarried Woman, by Warranty Deed from Jamie Diane Hall, Trustees of the Jamie Diane Hall Revocable Living Trust, of record in Instrument No. 20170508-0045542, in the Register's Office of Davidson County, Tennessee, dated April 26, 2017 and recorded on May 08, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Old Hickory Hills, as recorded in Plat Instrument No. 20011023-0115382.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020116-0006750, as amended in Instrument No. 20101116-0091730.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument No. 20001030-0107214.

Easement recorded in Instrument No. 20020123-0009339.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20010306-0021333, 20030226-0025749 and 20040927-0116009.

Rights of other parties in and to the grave site located on the land, including the right of ingress, egress, maintenance of such site and burial rights record in Instrument No. 200002030011193.

This is improved property located at 7870 Rainey Drive Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of August, 2021.

Addrenia Wright

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Addrenia Wright, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of August, 2021.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

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 8-6-21 (date of document).

E Prophet

Affiant Signature

8-6-2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 6th day of August, 2021

Richelle B. Montg

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

