This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-13316-TC

Karen Johnson Davidson County
Batch# 695602 DEEDWARR
08/11/2021 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $2,377.25
20210811-0108546

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $642,500.00.

Affiant

Subscribed and sworn to before me, this the 4th day of August, 2021.

Notary Public
My Commission Expires: _____

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Crockett Wilson Daniel 415 Church St., Apt., 1513 Nashville, TN 37219	New Owner	093-06-1J-090.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Charles A. Dick, Jr., single man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Crockett Wilson Daniel, an unmarried man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium apartment known as Unit No. 1513 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record as Instrument No. 20061004-0122833 and Addendum of record in Instrument No. 20061004-0122834. Registers Office for Davidson County, Tennesse, to which referenced is made for a more complete description.

Being the same property conveyed to Charles A. Dick, Jr., single man, by deed from Gerald Grubb and wife, Lydia Grubb, of record in Instrument No. 20170613-0059106, Register's Office for Davidson County, Tennessee, dated June 8, 2017 and recorded on June 13, 2017.

This is improved property located at: **415 Church Street, Apt. 1513, Nashville, TN 37219.**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 4th day of August, 2021.

GRANTOR:

Charles A. Dick, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charles A. Dick, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of August, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-

Notary Public
My Commission expires: 5/2/22

Certificate of Authenticity

I, **Joshua A. Terry**, 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 8/4/21.

Affiant Signature

8/10/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/10/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON