WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th day of August, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-9-2023

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 218
Smyrna, TN 37167

Karen Johnson Davidson County
Batch# 697545 DEEDWARR
08/13/2021 04:07:30 PM 4 pgs
Fees: $23.00 Taxes: $1,026.75
20210813-0109904

21004224

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Crowne Property Acquistions, LLC	Crowne Property Acquisitions, LLC	
(NAME) 2325 Pointe Parkway, Suite 250	(NAME) 2325 Pointe Parkway, Suite 250	150 10 0 088.00
(ADDRESS) Carmel, IN 46032	(ADDRESS) Carmel, IN 46032	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Island Properties, Inc.** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Crowne Property Acquistions, LLC** 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:

Being all of Lot No. 260 on the plan of Towne Village of the Country of record in Plat Book 5200, Page 268-269, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to Island Properties, Inc. by Warranty Deed dated October 16, 2020 from Howard A. Bell, Jr., an unmarried person, of record in Instrument Number 20201022-0122653, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Improved Property known as: **204 Towne Valley Court, Antioch, Tennessee 37013**

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. 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.

Witness our hands this 10 day of August, 2021.

Island Properties, Inc.

By: _____
Jason Hasty, President

STATE OF CALIFORNIA
COUNTY OF San Bernardino

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason Hasty the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the President respectively of Island Properties, Inc., the within named bargainor, a corporation, and that he/she as such President authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 10 day of August, 2021.

Commission expires:

CARMEN MEJIA
COMM. #2362181
Notary Public - California
San Bernardino County
My Comm. Expires June 22, 2025

_____
Notary Public

Please see attached acknowledgment

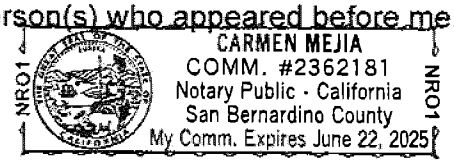
RETURN TO:

ALLEGIANCE TITLE OF TENNESSEE, LLC
278 DOUG WARPOOLE ROAD, STE 218
SMYRNA, TN 37167

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Bernardino

Subscribed and sworn to (or affirmed) before me on this 10th day of August, 2021, by Jason Michael Hasty,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal) Signature

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 8-13-21 (date of document).

Affiant Signature

8-13-2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 13 day of August 2021

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

