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

Karen Johnson Davidson County
Batch# 711061 DEEDWARR
09/07/2021 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,169.20
20210907-0119727

Name and Address of New Owner:
Crowne Property Acquisitions LLC
2325 Pointe Parkway, Ste 250
Carmel IN 46032
Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 064160C06900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Anna Meredith Boozer, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Crowne Property Acquisitions LLC, a Tennessee limited liability company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee. being Lot No. 76 on the Plan of Wembley Downs, Section Three, a Planned Unit Development, of record in Book 8250, Page 108, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Anna Meredith Boozer, an unmarried woman by Warranty Deed from George Mattingly and wife, Myra Mattingly, dated July 31, 2014, of record in Instrument No. 20140811-0072414, Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 814 Bexhill Court North, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of September, 2021.

Anna Meredith Boozer (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of September, 2021, before me personally appeared Anna Meredith Boozer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of September, 2021.

WILLIAM D. CASTELEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature
My commission expires: 07/10/2023

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$316,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Notary Signature
My commission expires:

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

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 9-1-21 (date of document).

Affiant Signature

9.1.21

Date

State of Tennessee

County of Rutherford

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

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

