Karen Johnson Davidson County
Batch# 713015 DEEDWARR
09/10/2021 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $547.60
20210910-0121736

SOPHIA PADGETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $148,000.00

Affiant

Subscribed and sworn to before me, this 7 day of September, 2021.

Notary Public

My commission expires: 3-3-2025

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Faizi Crofts **Rui Sun Crofts**	New Owner	**A-16-041.00**
8125 Moores Lane		
Brentwood, TN 37027		

FOR AND IN 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 ACKNOWLEDGE, WE,

Brandon Adams, Trustee of The 4 Sycamore Ct Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Faizi Crofts and Rui Sun Crofts, A MARRIED COUPLE

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:

Land in Davidson County, Tennessee, being Unit No. 4, Building 9, on the Plan of Mill Creek Club, Phase I, as of record in Book 4861, Page 11, revised by Book 5050, Page 103, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Brandon Adams, Trustee of The 4 Sycamore Ct Trust, by Warranty Deed from Lisa Thune, unmarried, dated July 16, 2021, of record in Instrument No. 20210720-0096836, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Lisa Thune, by Warranty Deed from Elizabeth Ashley Lindsey, a married person, dated July 19, 2017, recorded in Instrument No. 20170726-0075879, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of DAVIDSON County, Tennessee.

This is improved (X) unimproved (_____) property known as 4 Sycamore Ct, Antioch, TN 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 in 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.

_____ Date: _____
The 4 Sycamore Ct Trust
BY BRANDON ADAMS, TRUSTEE

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** 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 forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF THE 4 SYCAMORE CT TRUST and that he is authorized by THE 4 SYCAMORE CT TRUST to execute this instrument on its behalf.

Witness my hand this 7 day of **SEPTEMBER, 2021.**

Sophia Padgett
Notary Public
My commission expires: 3-3-2025

SOPHIA PADGETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

Certificate of Authenticity

I, Samantha Smith, 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

9/7/21.

Date

Affiant Signature

9/7/21

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 day of September, 2021.

Notary's Signature

My Commission Expires: 3-3-2025

Date

Notary's Seal (if on paper)

