Karen Johnson Davidson County
Batch# 714942 DEEDWARR
09/13/2021 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,043.40
20210913-0122462

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $282,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 09/09/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5-9-2023

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

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

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4449

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Crowne Property Acquisitions	**Crowne Property Acquisitions**	050-11-0A-091.00-CO
2325 Pointe Parkway, Ste 250	2325 Pointe Parkway, Ste 250	
Carmel, IN 46032	Carmel, IN 46032	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Denisa Cullom, an umarried person

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Crowne Property Acquisitions, LLC, a Delaware limited liability company

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 91 on the Plan of Final Plat of Timberwood Cluster Lot Development of record in Plat at Instrument No. 20080211-0013669, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Denisa Cullom, an unmarried person by Special Warranty deed from Nashville Area Habitat for Humanity INC, a Tennessee non profit corporation of record in Instrument No. 20081030-0108274 Register's Office for Davidson County, Tennessee, dated October 28, 2008 and recorded on October 30, 2008. (Value of consideration shown in aforementioned deed $133,500.00.) Being also known as 3116 Lauren Evelyn Way Nashville, Tennessee 37207. Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 3116 Lauren Evelyn Way Nashville, TN 37207

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 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.

Witness my hand on September 9, 2021.

Denisa Cullom

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Denisa Cullom, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this September 9, 2021.

Notary Public

KRYSTIN T. BURRELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2023

My Commission Expires: _____

File #: 2021-4449

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

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 9-9-21 (date of document).

Affiant Signature

9-9-2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 9th day of September, 2021

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

