THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210836788**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ WILSON The actual consideration or value, whichever is greater, for this transfer is: $585,000.00. Affiant Subscribed and sworn to before me, this 8th day of September, 2021. Notary Public My Commission Expires: 7/1/23

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

Karen Johnson Davidson County
Batch# 715470 DEEDWARR
09/14/2021 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20210914-0123129

WARRANTY DEED

Address New Owner: Kaylee Sextro 533 Croley Drive Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 090 16 0H 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tyler McNickle and Anne McNickle, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Kaylee Sextro, a single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 533 & 535 Croley Drive Commons, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 533 & 535 Croley Drive Commons, a Horizontal Property Regime, of record in Instrument Number 20171213-0126999, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Tyler W. McNickle and Anne J. McNickle, husband and wife, by Warranty Deed from Henry Hildebrand, IV and Dana Hildebrand, husband and wife, of record in Instrument No. 20201001-0113410, in the Register's Office of Davidson County, Tennessee, dated September 30, 2020 and recorded on October 01, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Crolywood Subdivision, Section II, as recorded in Plat Book 1130, Page(s) 100.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20171213-0126999.

This is improved property located at 533 Croley Drive Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 8th day of September, 2021.

Tyler McNickle

Anne McNickle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tyler McNickle and Anne McNickle, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of September, 2021.

Notary Public
My Commission Expires: _____

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 September 8, 2021

Tracey Trumphour
Affiant
Date: 9-8-21

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 8 day of September, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY