**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 210937284**

Karen Johnson Davidson County
Batch# 731895 DEEDWARR
10/08/2021 11:04:11 AM 2 pgs
Fees: $13.00 Taxes: $2,442.00

20211008-0135538

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $660,000.00.

Affiant

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

Notary Public
My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 08, 2024

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Griffin Russell and Kyle J. Peck<br>426 Croley Drive<br>Nashville TN 37209 | New Owner | Tax Parcel ID No.<br>091 13 3B 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, **A. Victoria Anest, an unmarried woman and Sophia P. Anest, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Griffin Russell, unmarried and Kyle J. Peck, unmarried, as joint tenants with rights of survivorship** ("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 Townhomes at 426 Croley Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Townhomes at 426 Croley Drive, a Horizontal Property Regime, of record in Instrument Number 20170720-0073671, 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 A. Victoria Anest, an unmarried woman and Sophia P. Anest, an unmarried woman, by General Warranty Deed from 426 Croley, LLC, a Tennessee limited liability company, of record in Instrument No. 20180321-0026845, in the Register's Office of Davidson County, Tennessee, dated March 19, 2018 and recorded on March 21, 2018.

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.

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 Revised Plat of Lots 17 & 18, Block "I", Crolywood Subdivision, Section I, as recorded in Plat Book 1130, Page(s) 65.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170720-0073671.

This is improved property located at 426 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 7th day of October, 2021.

A. Victoria Anest

Sophia P. Anest
By: A. Victoria Anest, Attorney in Fact

Sophia P. Anest
By: A. Victoria Anest, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, A. Victoria Anest, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Sophia P. Anest and that she is authorized by Sophia P. Anest to execute this instrument on her behalf.

WITNESS my hand, at office, this 7th day of October, 2021.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 6TH, 2025