Karen Johnson Davidson County
Batch# 758484 DEEDWARR
11/19/2021 12:16:30 PM 2 pgs
Fees: $13.00 Taxes: $3,052.50
20211119-0154193

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 8/1/22
(AFFIX SEAL)

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2021-11605-NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Lisa Kaufman	Lisa Kaufman	130080B00800CO
(NAME)	(NAME)	
4402 Charleston Place Circle	4402 Charleston Place Circle	
(ADDRESS)	(ADDRESS)	
Nashville TN 37215	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Eight Hundred Twenty-Five Thousand And No/100 Dollars ($825,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JAMES FRANK CROWELL, III AND MARY MARGARET CROWELL, BOURBEAU, CO-TRUSTEES OF THE JAMES FRANK CROWELL JR. FAMILY TRUST DATED APRIL 27, 2012,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LISA KAUFMAN**, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 13, In Lot 1, as depicted on the Condominium Site Plan of Charleston Place, Lots land 2, as of record in Book 5200, page 593, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to J. Frank Crowell, Jr., unmarried, by Warranty Deed dated March 27, 1987, from James A. Stewart, Jr. and wife, Susan B. Stewart, of record in Book 7185, page 511, Register's Office for Davidson County, Tennessee. Further conveyed to James Frank Crowell, III and Mary Margaret Crowell, Bourbeau, Co-Trustees of the James Frank Crowell Jr. Family Trust dated April 27, 2012 by Executors' Quitclaim Deed dated December 31, 2013, from James Frank Crowell, III, Co-Executor and Mary Margaret Crowell Bourbeau, Co-Executor, and Alan B. Wright, Co-Executor, of record in Instrument Number 20140516-0042273, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4402 Charleston Place Circle, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors 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 our hands this 12 day of November, 2021.

James Frank Crowell, III and Mary Margaret Crowell, Bourbeau, Co-Trustees of the James Frank Crowell Jr. Family Trust dated April 27, 2012

BY: James F. Crowell, III Co-Trustee
James Frank Crowell, III
Trustee

BY: Mary Margaret Crowell Bourbeau Co-Trustee
Mary Margaret Crowell Bourbeau
Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

On this 12 day of November 2021, before me personally appeared James Frank Crowell, III and Mary Margaret Crowell, Bourbeau, Co-Trustees of the James Frank Crowell Jr. Family Trust dated April 27, 2012 to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 9 day of November, 2021.

Commission Expires: 8/1/22

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

I, Andy Maloney, 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 11/9/2021 (date of document).

Affiant Signature
Date 7/1/2021

State of TN
County of Williamson

Sworn to and subscribed before me this 1 day of July, 2021.

Notary's Signature
MY COMMISSION EXPIRES: 10/26/24

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY