Karen Johnson Davidson County
Batch# 760092 DEEDWARR
11/23/2021 01:53:30 PM 4 pgs
Fees: $23.00 Taxes: $5,124.50
20211123-0155562

THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF DAVID A. CHILDRESS
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
615.386.9235

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $1,385,000.00.

AFFIANT

Subscribed and sworn to before me this 17th day of November 2021

Notary Public

My Commission Expires:
5/9/2023

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s) As Follows:	Send Tax Bills To:	Parcel ID Number
Loni Johnson Reeves 2201 Old Hickory Blvd. Nashville, TN 37215	New Owner	158-00-0-120.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

WILLIAM C. CROSSMAN, married

(herein referred to as "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto

LONI JOHNSON REEVES

(herein referred to as "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Re-Subdivision of Lot 1 and 2 Smyth Property Subdivision, of record in Instrument No. 20040227-0022423, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WILLIAM C. CROSSMAN, married, by Warranty Deed from THERESE FREY CALL, married, dated July 11, 2017, of record in Instrument No. 20170717-0071733, said Register's Office.

BEING improved property known as 2201 Old Hickory Boulevard, Nashville, Tennessee 37215.

THIS conveyance is subject to the matters set forth below 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 right of ways for public utilities that appear in the appropriate public record.

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years;

2. Matters shown on the Plan of record in Instrument No. 20040227-0022423, said Register's Office; and

3. Easement for the flow of the water of Otter Creek and the rights of the public therein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, GRANTEE'S heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple; has a good right to convey it; and the same is unencumbered, unless otherwise herein set forth. GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to the said GRANTEE, her 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.

OLIVIA M. CROSSMAN, wife of WILLIAM C. CROSSMAN, joins in the execution of this deed for the purpose of waiving and conveying any marital rights she may have in the property interest hereby conveyed.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 17th day of November 2021.

WILLIAM C. CROSSMAN

OLIVIA M. CROSSMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, WILLIAM C. CROSSMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at office, this 17th day of November 2021.

Dave A Childress
NOTARY PUBLIC

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/9/2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, OLIVIA M. CROSSMAN, the within named bargainor, 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 purpose therein contained.

WITNESS my hand and official seal at office, this 17th day of November 2021.

Dave A. Childress
NOTARY PUBLIC

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/9/2023

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 11/17/2021.

Date

Affiant Signature

11/17/2021

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of November, 2021

Notary's Signature

My Commission Expires: 5/24/25

Date

Notary's Seal

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025