Karen Johnson Davidson County
Batch# 766096 DEEDWARR
12/02/2021 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,069.30
20211202-0159810

Prepared By:
Team Title Legal Services, PLLC
Matthew W. Raulston and John F. Dobard
Attorneys at Law
345 Frazier Ave, Suite 206
Chattanooga, TN 37405

Return To:
Community First Title, LLC
1023 East Trinity Lane
Nashville, TN 37216

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

Address New Owner(s) As Follows	Send Tax Bills To:	(Map Parcel No.)
Crowne Property Acquisitions LLC	New owner	050-07-0-106.00
2325 Pointe pkwy		
ste 250		

File No: 21-CFT-18 Carmel, IN 46032

WARRANTY DEED

IN CONSIDERATION of One ($1.00) Dollar and other valuable considerations paid, the receipt of all of which is hereby acknowledged, we, Tamika M. Braden, Single (herein the "Grantors"), do hereby sell, transfer and convey unto, Crowne Property Acquisitions LLC (herein the "Grantee"), the following described real estate:

The following described premises, SITUATE in Davidson County, Tennessee, and more particularly described as follows:

Being Lot Number 163 on the Plan of Section Nine, Village by the Creek, of record in Plat Book 7900 at Page 699, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Tamika M. Braden, from Universal Builders, L.L.C., by Warranty Deed dated July 02, 1998 and filed for record on July 07, 1998 in Book 11009, Page 790, Davidson County, Tennessee records.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

Grantee herein assumes and agrees to pay all taxes assessed against said real estate for the year 2021.

TO HAVE AND TO HOLD the same unto the said, Crowne Property Acquisitions LLC, its heirs and assigns, forever in fee simple.

We hereby covenant that we are lawfully seized and possessed of said real estate, have full power and lawful authority to sell and convey the same, that the title thereto is clear, free and unencumbered, except as hereinabove mentioned, and we will forever warrant and defend the same against all lawful claims.

WITNESS our hands as of this 15th day of November, 20 21.

Tamika M. Braden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of Nov., 2021, before me personally appeared, Tamika M. Braden, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of November, 2021

Michelle V. Brown
Notary Signature
My commission expires:
My Commission Expires October 2, 2023

MICHELLE V. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN
COUNTY OF DAVIDSON $289,000.00

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ ~~263,744.37~~, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By: Tamika M. Braden
Affiant

Subscribed and sworn to before me on this the 15th day of November, 20 21.

Michelle V. Brown
Notary Public
My commission expires: ~~My Commission~~ My Commission Expires October 2, 2023

MICHELLE V. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 11-15-21 (date of document).

E Prophet

Affiant Signature

11,20-21

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 30TH day of NOVEMBER, 2021

Richelle B. Montg

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

