Karen Johnson Davidson County
Batch# 776391 DEEDWARR
12/17/2021 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20211217-0167331

WARRANTY DEED

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/06/2025 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CRG LLC	New Owner	
(NAME) 1002 Old Hickory Blvd	(NAME) 1002 Old Hickory Blvd	92-06-0B-002.00-CO
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Brenda Carr, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CRG LLC, A Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. B of The Townhomes at 31st Avenue, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration and Master Deed establishing The Townhomes at 31st Avenue of record in Instrument Number 20080508-0047934, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof said Unit being depicted on Exhibit "B" to said Declaration and Master Deed.

Being the same property conveyed to Brenda Carr, unmarried by Warranty deed from Christopher R. Choate, unmarried of record in Instrument No. 20080812-0082740 Register's Office for Davidson County, Tennessee, dated August 01, 2008 and recorded on August 12, 2008. Scrivener's Affidavit of record in Instrument No. 20090302-0018018 Register's Office for Davidson County, Tennessee, dated 2/27/2009 and recorded 3/2/2009.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved / improved x property, known as 817B 31st Ave N Nashville, TN 37209
(House Number) (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 heirs 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 my hand this 10th day of December, 2021.

Brenda Carr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Brenda Carr**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of December, 2021.

Notary Public

My Commission Expires: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Elissa Schmidt, 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 December 13, 2021.

Elissa Schmidt
Affiant Signature

12/13/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13th day of December, 2021.

Sheryl A. Callison
Notary's Signature (Notary Seal)

SHERYL A. CALLISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-3-2025