When recorded, return to:
Momentum Title 131 Saundersville Road #130, Hendersonville, TN 37075 / File # 6-14809-RL-b

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105, Nashville, TN 37203
File Number: 1-14899-TC

Karen Johnson Davidson County
Batch# 779044 DEEDWARR
12/22/2021 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20211222-0169519



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$460,000.00~~.

Valeri K. Cole
Affiant

Subscribed and sworn to before me, this the ~~16th~~ 17 day of December, 2021.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
1417 Encore, LLC P.O. Box 35 ~~1297 N. Bryan Road~~ Jacksonville, NC ~~28586~~ 28541	New Owner	093-06-0A-213.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Steve Crooks and wife, Lori Crooks**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **1417 Encore, LLC, a Tennessee Limited Liability Company**, 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:

BEING a certain condominium apartment situated in Davidson County, Tennessee, and further known as Unit No. 1417, together with the appurtenant common elements of Encore, a residential condominium, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for Encore, a residential condominium, of record in in Instrument No. 20080225-0018429, as amended in Instrument No. 20151203-0122000; Instrument No. 20170324-0029048; and in Instrument No. 20181016-0102535, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being also depicted on the site-plan of Encore, a residential condominium, attached as exhibit to said Master Deed, as amended. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Encore, a residential condominium provided in said Master Deed, as amended, together with the By-Laws appended thereto, the aforementioned Site-Plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Steve Crooks and wife, Lori Crooks by Warranty Deed from Daniel Coblentz and wife, Joana Coblentz, dated July 7, 2017, recorded August 11, 2017, of record in Instrument No. 20170811-0082746, Register's Office for Davidson County, Tennessee.

This is improved property located at: **301 Demonbreun Street, Unit 1417, Nashville, TN 37201.**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and

other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 9th day of December, 2021.

GRANTOR:

Steve Crooks

Lori Crooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Steve Crooks and Lori Crooks, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of December, 2021.

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission expires: 11/6/24

Certificate of Authenticity

I, **HADLEY ROPER** , do hereby make oath that I am 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 Dec 9th, 2021.

Hadley Roper
Affiant Signature

12/9/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 12/9/2021.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY