THIS INSTRUMENT PREPARED BY: FAITH TITLE AND ESCROW, INC. 2236 NEW HOPE RD. HENDERSONVILLE, TN 37075 FILE NO. 221680 Karen Johnson Davidson County Batch# 794332 DEEDWARR 01/24/2022 10:38:33 AM 2 pgs Fees: $13.00 Taxes: $1,387.50 20220124-0008554	STATE OF TENNESSEE COUNTY OF SUMNER The actual consideration or value, whichever is greater, for the transfer is $375,000.00. X B. M Affiant Subscribed and sworn before me, this 21st day of January, 2022. Notary Public My Commission Expires: 10/24/25

JENNIFER QUINN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
ALBERT L. CRAVENS **668 ATLANTA DRIVE** **HERMITAGE, TN 37076**	New Owner	Map/Parcel: 075 08 0 074.00

FOR AND IN CONSDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, **BETHANY PURVENAS and SHANE PURVENAS WIFE AND HUSBAND**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ALBERT L. CRAVENS, A MARRIED MAN**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, Being Lot No. 363 on the Plan of Tulip Grove, Section 6, as of record in Book 4460, Page 19, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed from Bethany Selzer to Bethany Selzer and Shane Purvenas, by Quit Claim Deed, dated the 11th day of June, 2020, of record in Instrument Number 20200623-0067706, Register's Office for Davidson County, Tennessee.

The said Bethany Selzer is now known as Bethany Purvenas, being one and the same person.

This is improved property known as 668 ATLANTA DRIVE, HERMITAGE, TN 37076.

Subject to (1) All matters shown on the plat of record in Plat Book 4460, Page 19, (2) Covenants, conditions, easements and restrictions recorded in Book 4511, Page 994, (3) Sewer Line Easements of recorded in Book 4471, Page 573, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 21st day of January, 2022.

X _____
BETHANY PURVENAS

X _____
SHANE PURVENAS

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **BETHANY PURVENAS and SHANE PURVENAS,** known to me or satisfactory proved to be the person(s) whose name(s) he/she/they subscribed to the within instrument and who acknowledge that he/she/they executed the same for the purposed therein contained.

Witness my hand, at office, this 21st day of January, 2022.

_____
Notary Public
My Commission Expires: 10/21/25

JENNIFER QUINN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY