Karen Johnson Davidson County
Batch# 794812 DEEDWARR
01/25/2022 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20220125-0008950

CHERYL D. BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/20/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AARON CRACRAFT	Cross Country Mortgage	**051-14-0-073.00**
(NAME) **810 KINSINGTON DRIVE**	(NAME) 6850 Miller Rd.	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS) Brecksville OH 44141	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, 510 FOUNDATION, A TENNESSEE NON-PROFIT CORPORATION,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AARON CRACRAFT, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEE, HIS 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 5-A on the Plan of Kinsington Chase Subdivision, a Zone Lot Division of Lots 1 through 5, of record in Plat Book 6200, page 229, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Coordination Plus, LLC, a Tennessee Limited Liability Company, from PLR Properties LLC, a Tennessee Limited Liability Company, by deed dated June 15, 2018, of record in Instrument No. 20180619-0058891, said Register's Office. Being further conveyed to 510 Foundation, a Tennessee Non-Profit Corporation, from Coordination Plus, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed of record in Instrument No. 20220113-0005212 , said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 5200, page 663, and Plat Book 6200, Page 229; Restrictive Covenants of record in Book 6296, Page 406; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **810 KINSINGTON DRIVE, NASHVILLE, TN 37216**
(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 13th day of January, 2022.

510 FOUNDATION
A Tennessee Non-Profit Corporation

PRESIDENT

By: David D. Haynes, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **David D. Haynes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the **President of 510 Foundation**, a Tennessee Non-Profit Corporation, the within-named bargainor, and that he as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of 510 Foundation, by himself as such President.

Witness my hand and official seal at Nashville, Tennessee this 13th day of January, 2022.

My Commission expires: May 2, 2022

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 January 13, 2022.

J. Carlton Drumwright

January 13, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on January 13, 2022.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY