Karen Johnson Davidson County
Batch# 795301 DEEDWARR
01/26/2022 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,270.95
20220126-0009272

Name and Address of New Owner:
Cipriano Crescencio and Stacy A. Crescencio
129 Clearlake Drive East
Nashville, TN 37217

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greg Fairbetter
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 13607013100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lawrence G. Nave, Jr. and Madonna P. Nave, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Cipriano Crescencio, married man and Stacy A. Crescencio, a single woman, as joint tenants with full rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 197, Section Four, Priest Lake Part, as of record in Book 4460, Page 15, Register's Office, Davidson County, Tennessee, to which refrence is hereby made for a more complete and accurate description.

Being the same property conveyed to Lawrence G. Nave, Jr. and wife, Madonna P. Nave, their heirs and assigns by Quitclaim Deed from Harold Reeves, Trustee dated February 21st 1992 and recorded February 27th 1992 of record in Book 8559, Page 669 said Register's Office, Davidson County, Tennessee. Further being the same property conveyed to Lawrence G. Nave, Jr. by Warranty Deed from B. Randolph Freeman and wife Sheila Freeman dated September 15th 1987 and recorded September 17th 1987 of record in Book 7354, Page 666 said Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as 129 Clearlake Drive East, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of December, 2021.

Lawrence G. Nave, Jr. (SEAL)
Lawrence G. Nave, Jr.

Madonna P. Nave (SEAL)
Madonna P. Nave

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of December, 2021, before me personally appeared Lawrence G. Nave, Jr. and Madonna P. Nave, 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 16th day of December, 2021.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$343,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 16th day of December, 2021.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires:

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 12-16-21 (date of document).

Connie Taylor
Affiant Signature

12-16-21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 05/09/2023

NOTARY

