THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 211238953**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $425,000.00. Affiant Subscribed and sworn to before me, this 20th day of January, 2022. Notary Public My Commission Expires: 4-13-22

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD Exp. 4-13-2022

Karen Johnson Davidson County
Batch# 800187 DEEDWARR
02/03/2022 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20220203-0013056

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Travis G. Crowe and Shelby K. Beckham 7729 Poplar Ridge Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 141-06-0A-046.00-CO

FOR AND IN CONSIDERATION 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, **William Fennell and wife, Grace Fennell,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Travis G. Crowe and Shelby K. Beckham, husband and wife,** ("Grantees"), 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. 39 on the Plan of Final Plat of Section Four, Poplar Ridge, a Residential Planned Unit Development of record in Plat Book 9700, Page 119, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Fennell and wife, Grace Fennell by Warranty deed from H. E. Miller, III, and wife Amy Sue Miller of record in Instrument No. 20150112-0002911 Register's Office for Davidson County, Tennessee, dated January 9, 2015 and recorded on January 12, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes or special assessments which are not shown as existing liens by the public records.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

Easements or claims of easements not shown by the Public Records.

If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.

Subject to all matters shown on the Plan of Section Four, Poplar Ridge, a Planned Unit Development of record in Plat Book 9700, Page 119, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of Poplar Ridge of record in Book 8113, Page 105, as amended in Book 10322, Page 76, Book 10370, Page 333, and Book 10948, Page 482, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or

national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of Poplar Ridge Homeowners Association of record in Book 8232, page 501, Register's Office for Davidson County, Tennessee.

By-Laws of Poplar Ridge Homeowners Association of record in Book 8113, page 116, Register's Office for Davidson County, Tennessee.

Conveyance of open space to Poplar Ridge Homeowners Association by Quitclaim Deed of record in Book 9081, page 74, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 7729 Poplar Ridge Drive Nashville TN 37221

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 20th day of January, 2022.

William Fennell

Grace Fennell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Fennell and Grace Fennell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of January, 2022.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 13, 2022

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 1/20/2022 (date of document).

Jennifer L. Pennell

1/25/2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 25 day of January, 2022.

Katherine Warren
Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

