Karen Johnson Davidson County
Batch# 800882 DEEDWARR
02/07/2022 09:29:30 AM 4 pgs
Fees: $23.00 Taxes: $1,276.50
20220207-0013645

WARRANTY DEED

STATE OF ~~TENNESSEE~~ PA
COUNTY OF ~~Davidson~~ Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

J. Heumann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF December, 2021

NOTARY PUBLIC: 5/17/23
MY COMMISSION EXPIRES:
(AFFIX SEAL)

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Montgomery County
My commission expires May 17, 2023
Commission number 1262568
Member, Pennsylvania Association of Notaries

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 162
Crowne Property Acquisitions LLC C/O RENU Property Management, LLC 2325 Pointe Parkway Suite 250 Carmel IN 46032	RENU Property Management 2325 Pointe Parkway Suite 250 Carmel IN 46032	GROUP 06.0 PARCEL 328.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

James J. Reese, Jr., married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto:

Crowne Property Acquisitions LLC ,
a Delaware 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:

Land in Davidson County, Tennessee, Being Lot No. 12 on the Plan of Bess Estates (erroneously spelled in prior deeds as Beas Estates), Section One, as of record in Plat Book 4460, Page 154, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James J Reese, Jr., by Warranty Deed from Jeremiah Leets, unmarried (erroneously spelled as Jeremaih Leets), dated June 7, 2021 and filed of record June 14, 2021 in Instrument 20210614-0079813, Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:
1) 2022 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **182 Delvin Drive, Nashville, Tennessee 37013.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 and official seal at office this 3rd day of December, 2021.

James J. Reese, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James J. Reese, Jr. with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of December, 2021.

NOTARY PUBLIC

My Commission Expires

My Commission Expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:

AVENUE 365 LENDER SERVICES, LLC
1100 VIRGINIA DRIVE
SUITE 130
FORT WASHINGTON, PA 19034

TENNESSEE RESIDENTIAL PROPERTY CONDITION DISCLOSURE UPDATE

PROPERTY ADDRESS 182 Delvin Drive CITY Antioch, TN 37013

Pursuant to the disclosure requirements of the "Tennessee Residential Property Disclosure Act" *Tennessee Code Annotated, § 66-5-201, et seq.*, the undersigned Seller hereby supplements the Residential Property Condition Disclosure information previously furnished by Seller to Buyer, as follows (Seller[s] check the appropriate box and write out the changes, if any are reported):

☒ **NO CHANGES**

To the best of the knowledge, information and belief of the undersigned, the condition of the Property is substantially the same as it was when the Residential Property Condition Disclosure form was provided to the Buyer.

☐ **CHANGES TO REPORT**

The changes shown below, which may be material to the physical condition of the Property, have occurred or been observed since the Residential Property Condition Disclosure form was provided to the Buyer. This statement is given in good faith to the best of Seller's knowledge, information and belief, and is not intended to create warranties or guarantees which are not already made in the specific provisions of the contract or imposed by applicable law.

CHANGES REPORTED

IN WITNESS WHEREOF, the information herein is certified by Seller and acknowledged as received by Buyer upon the dates indicated.

Transferor (Seller)	James J Reese Jr.	Date	Time
Transferor (Seller)	James J. Reese Jr.	Date	Time
Transferee (Buyer)		Date	Time
Transferee (Buyer)	Traves W. Bonwell, CEO RENU Property Management LLC Its attorney in fact	Date	Time

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Tennessee Certification of Electronic Document

I, Samantha Herrmann, 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 12/3/2021 (date of document).

Samantha Herrmann
Affiant Signature

1/26/2022
Date

State of Pennsylvania

County of Montgomery

Sworn to and subscribed before me this 26th day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: May 17, 2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Montgomery County
My commission expires May 17, 2023
Commission number 1262568
Member, Pennsylvania Association of Notaries