WARRANTY DEED

Karen Johnson Davidson County
Batch# 800926 DEEDWARR
02/07/2022 10:11:30 AM 4 pgs
Fees: $23.00 Taxes: $1,121.10
20220207-0013695

STATE OF ~~TENNESSEE~~ PA
COUNTY OF ~~DAVIDSON~~ Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $303,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/17/23
(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
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-1091

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Crowne Property Acquisitions, LLC,a Delaware limited liability company	NEW OWNER	Map: 17602004200
(NAME) c/o RENU Property Management, LLC 2325 Pointe Parkway, Suite 250	(NAME)	
(ADDRESS) Carmel, IN 46032	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED THREE THOUSAND AND NO/100 DOLLARS ($303,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ANTHONY H. DAVIDSON, UNMARRIED,

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:

Being Lot No. 273, on the Plan of Peppertree Forest, Section 17, as of record in Plat Book 8250, Page 196, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Anthony H. Davidson and wife, Peggie D. Davidson, by deed from Scott Thomas Jordan and wife, Cindy Jordan and Roland Jordan, of record in Instrument No. 20030324-0038896, dated February 27, 2003, Register's Office for said County. The said Peggie D. Davidson died March 18, 2011, and title vested in Anthony H. Davidson as surviving tenant by the entirety.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 8250, Page 196, said Register's Office.

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

unimproved ☐
This is improved ☒ property, known as 1520 Water Oak Ct., Antioch, TN 37013
(House No.) (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 our hands this 5th day of January, 2022.

Anthony H. Davidson

Anthony H. Davidson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony H. Davidson, with whom I am personally acquainted (or 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 and official seal this, 5th day of January, 2022.

Notary Public

My Commission Expires:

11/3/23

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE RESIDENTIAL PROPERTY CONDITION DISCLOSURE UPDATE

PROPERTY ADDRESS 1520 Water Oak Court 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)	Anthony H. Davidson	Date 1/5/22	Time
Transferor (Seller)		Date	Time
Transferee (Buyer)		Date	Time
Transferee (Buyer)		Date	Time

NOTE: This form is provided by Tennessee REALTORS® to its members for their use in real estate transactions and is to be used as is. By downloading and/or using this form, you agree and covenant not to alter, amend, or edit said form or its contents except as where provided in the blank fields, and agree and acknowledge that any such alteration, amendment or edit of said form is done at your own risk. Use of the Tennessee REALTORS® logo in conjunction with any form other than standardized forms created by Tennessee REALTORS® is strictly prohibited. This form is subject to periodic revision and it is the responsibility of the member to use the most recent available form.

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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 1/5/2022 (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