Karen Johnson Davidson County
Batch# 801030 DEEDWARR
02/07/2022 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,117.40
20220207-0013821

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Crowne Property Acquisitions LLC c/o RENU Property Management, LLC 2325 Pointe Parkway, Ste 250 Carmel IN 46032	Avenue 365 Lending Services 1100 Virginia Drive Ste 130 Fort Washington, PA 19034	150-11-0-116.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Ninety Two Thousand Six Hundred Dollars and Zero Sent ($292,600.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Austin Guillemet, a married man,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Crowne Property Acquisitions LLC, a Delaware Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 301 on the Plan of Towne Village of the Country, Section III of record in Plat Book 5200, Page (s) 268 and 269, 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 Jabaur Montez Jones and Lashana Jones, husband and wife by Warranty deed from Lesa C. Cook, unmarried of record in Instrument No. 20140113-0003140 Register's Office for Davidson County, Tennessee, dated January 10, 2014 and recorded on January 13, 2014.

Being the same property conveyed to Austin Guillemet, a married man by Warranty deed from Jabaur Montez Jones and Lashana Jones, husband and wife of record in Instrument No. 20211118-0153855 Register's Office for Davidson County, Tennessee, dated November 12, 2021 and recorded on November 18, 2021.

This conveyance is subject to all conditions, covenants, restrictions, easements & planning documents of record not stated herein and subsequent year's real property taxes, liens not yet due or payable, Register's Office for Davidson County, Tennessee.

Said property was never the residence for Grantor or Grantor's wife.

Being also known as 3408 New Towne Road Nashville, Tennessee 37013.
(Address for Informational Purposes Only).

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 11 day of January, 2022.

Austin Guillemet (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11 day of January, 2022, before me personally appeared Austin Guillemet, 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 11 day of January, 2022.

Notary Signature
My commission expires: 10.12.2022

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF PA)
)
COUNTY OF Montgomery)

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 $302,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

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

Notary Public
My commission expires: 5/17/23
File No. 2021-856

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

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 1/11/2022 (date of document).

Samantha Herrmann
Affiant Signature

1/27/2022
Date

State of Pennsylvania

County of Montgomery

Sworn to and subscribed before me this 27th 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