Karen Johnson Davidson County
Batch# 806696 DEEDWARR
02/16/2022 10:55:30 AM 4 pgs
Fees: $23.00 Taxes: $1,258.00
20220216-0018007

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

State of ~~Tennessee~~ PA
County of Montgomery

The actual consideration or value, whichever is greater, for this transfer is **$340,000.00.**

Affiant

Subscribed and sworn to before me, this the 26th day of January, 2021.

Notary Public

My commission expires: 5/17/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CROWNE PROPERTY ACQUISTIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY	**NEW OWNER**	**147 16 0 146.00**
2325 Pointe Parkway, Suite 250		
Carmel, IN 46032		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

THERESA PARR WILLIAMS, A SINGLE PERSON,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CROWNE PROPERTY ACQUISTIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 222, as shown on the map entitled Fairlane Park, Section III, of record in Book 2331, pages 145 and 146, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to THERESA PARR WILLIAMS, A SINGLE PERSON , by deed from Amillia Wilcher and Charles A. Knepshield, wife and husband, recorded December 27, 2019 of record in Instrument No. 20191227-0133948 Davidson County, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 4911 Pearson Place, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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/our hand(s) this 13th day of January, 2022.

THERESA PARR WILLIAMS

State of Florida)

County of Pinellas)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **THERESA PARR WILLIAMS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of January, 2022.

NOTARY PUBLIC
My Commission Expires: 4/4/25

Notary Public State of Florida
James Connor Ryan
My Commission HH 113361
Expires 04/04/2025

TENNESSEE RESIDENTIAL PROPERTY CONDITION DISCLOSURE UPDATE

PROPERTY ADDRESS: 4911 Pearson Place CITY Nashville, 37211

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)		Date 13 JAN 2022	Time 3:04 PM
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.

This form is copyrighted and may only be used in real estate transactions in which Danell Thomas is involved as a Tennessee REALTORS® authorized user. Unauthorized use of the form may result in legal sanctions being brought against the user and should be reported to Tennessee REALTORS® at 615- 321-1477.

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 1/13/2022 (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