Karen Johnson Davidson County
Batch# 808690 DEEDWARR
02/18/2022 03:08:30 PM 4 pgs
Fees: $23.00 Taxes: $1,320.90
20220218-0019479

This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

PA
STATE OF ~~TENNESSEE~~
COUNTY OF MONTGOMERY

Actual consideration or value, whichever is greater is $357,000.00.

Affiant

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

Subscribed and sworn before me this the 4th day of February, 2022.

Notary Public SHAWNNA LEIGH SORENSON
My commission expires: 5/17/23

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Crowne Property Acquisitions<br>1950 E. Greyhound Pass, Suite 18-355<br>Carmel, IN 46033 | New Owner | 062-02-0A 107.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SABRI ABDULLAH, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CROWNE PROPERTY ACQUISITIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

THE FOLLOWING PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 107, AS SHOWN ON THE MAP ENTITLED RIVER TRACE ESTATES, PHASE I, SECTION 2, LOTS: 97-104, 102-108, 110, 113-119, 122-123, 130-134, 163-164, 177-184, OF RECORD IN PLAT BOOK 6900, PAGE 741, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PREMISES CONVEYED UNTO GEORGE T. HICKS, TRUSTEE, WITH FULL POWER TO CONVEY WITHOUT JOINDER OF ANY BENEFICIARY, BY VIRTUE OF SPECIAL WARRANTY DEED FROM FIRST AMERICAN NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, DATED MARCH 3, 1992, RECORDED MARCH 3, 1992, IN BOOK: 8564 AND PAGE: 988.

BEING THE SAME PREMISES CONVEYED UNTO GEORGE T. HICKS AND JOHN E. CAIN, III, CO-TRUSTEES, WITH FULL POWER IN ANY ONE TRUSTEE TO CONVEY WITHOUT THE NECESSITY OF THE JOINDER OF ANY BENEFICIARY OR ANY OTHER CO-TRUSTEE, BY VIRTUE OF QUITCLAIM DEED FROM GEORGE R. HICKS, TRUSTEE, DATED JULY 7, 1992, RECORDED JULY 23, 1992, IN BOOK: 8682 AND PAGE: 873.

BEING THE SAME PREMISES CONVEYED UNTO FOX RIDGE HOMES, INC., A TENNESSEE CORPORATION, BY VIRTUE OF SPECIAL WARRANTY DEED FROM JOHN E. CAIN, III, TRUSTEE, WITH FULL POWER TO CONVEY WITHOUT THE NECESSITY OF THE JOINDER OF ANY BENEFICIARY OR ANY OTHER CO-TRUSTEE, DATED APRIL 2, 1993, RECORDED APRIL 15, 1993, IN BOOK: 8916 AND PAGE: 696.
BEING THE SAME PREMISES CONVEYED UNTO DAVID R. FREEMAN, UNMARRIED, BY VIRTUE OF DEED FROM FOX RIDGE HOMES, INC., DATED OCTOBER 28, 1993, RECORDED NOVEMBER 5, 1993, IN BOOK: 9141 AND PAGE: 691.

BEING THE SAME PREMISES CONVEYED UNTO LARRY DOUGLAS FREEMAN AND ALLEN RAY FREEMAN AND BRENDA KAYE FREEMAN HUNT, AS THE SURVIVING HEIRS AT LAW, BY VIRTUE OF AFFIDAVIT FROM ESTATE OF DAVID RICKMAN FREEMAN (DECEASED), DATED SEPTEMBER 3, 2021, RECORDED SEPTEMBER 24, 2021.

BEING THE SAME PREMISES CONVEYED UNTO SABRI ABDULLAH, BY VIRTUE OF WARRANTY DEED FROM LARRY DOUGLAS FREEMAN AND ALLEN RAY FREEMAN AND

BRENDA KAYE FREEMAN HUNT, HEIRS AT LAW OF DAVID RICKMAN FREEMAN, DATED SEPTEMBER 3, 2021, RECORDED SEPTEMBER 24, 2021.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2908 Steamboat Drive, Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 4th day of February, 2022.

Sabri Abdullah

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sabri Abdullah, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of February, 2022.

My commission expires:
9-6-22

Notary Public



# TENNESSEE RESIDENTIAL PROPERTY CONDITION DISCLOSURE UPDATE

PROPERTY ADDRESS: 2908 Steamboat Drive CITY: Nashville

**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 | Time |
| Transferor (Seller) | | Date 2-4-22 | Time |
| Transferee (Buyer) | | Date 2-4-22 | 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 2/4/2022 (date of document).

Samantha Herrmann
Affiant Signature

2/9/2022
Date

State of Pennsylvania

County of Montgomery

Sworn to and subscribed before me this 9th day of February, 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
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