Karen Johnson Davidson County
Batch# 831009 DEEDWARR
03/30/2022 10:52:30 AM 4 pgs
Fees: $23.00 Taxes: $610.50
20220330-0036806

THIS INSTRUMENT PREPARED BY AND RETURN TO: **MHPS Title & Escrow, LLC** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $165,000.00. AFFIANT Subscribed and sworn to before me, this 23th day of March, 2022 NOTARY PUBLIC My Commission Expires: 02-01-2023

JESSICA ANN CLEGG
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-01-2023

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Marion Crawford 1301 Neelys Bend Rd., B18 Madison, TN 37115	New Owner	052-16-0A-018-00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 23rd day of March 2021, the undersigned, **Peyton Cates, an unmarried person**, hereinafter called the GRANTOR(S), has bargained, sold, and by these presents does transfer and warrant to **Marion Crawford, an unmarried person,** hereinafter called the GRANTEE(S), and GRANTEE(S') successors and assigns, all of GRANTOR(S') right, title and interest in and to the following described real estate located in Davidson County, and having an address of and more particularly described as follows:

Land in Davidson County, Tennessee, being Apartment Unit No. B-18 of Neely's Bend Condominium created under Title 64, Sections 2701, et seq as amended, Tennessee Code Annotated and as established by Master Deed of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit in said Master Deed, which reference is hereby made to the plat of Neely's Bend Condominium

of record in Book 5200, Page 200, said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to Theresa Flowers, unmarried, by deed dated 11/19/2018, and recorded 12/11/2018, from Phillip Husari, a single person and Salim Husari, a single person, as tenants in common with rights, of record in Instrument Number 20181211-0120634 and being the same property conveyed to Angelina Lewis, unmarried, by deed dated 08/14/2020, and recorded 08/18/2020, from Theresa Flowers, unmarried, of record in Instrument Number 20200818-0092859, Register's Office for Davidson County, Tennessee.

Being the same property inherited by Peyton Cates, an unmarried person, by operation of law pursuant to T.C.A. 31-2-103 as evidenced by the Affidavit of Heirship of record as Instrument No. 20220218-0018934, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for the year 2022 and subsequent years.
- Plan of record in Book 5200, Page 200, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Neely's Bend Condominium of record in Book 5483, Page 86, and amended by Instrument No. 20020705-0080848 and Instrument No. 20040527-0062519 and Appointment of Successor Trustee recorded in Instrument No. 20070627-0076714, Register's Office for Davidson County, Tennessee.
- Homeowner's Association Charter of record in Book 5476, Page 765 and Book 5483, Page 141, in the Register's Office for Davidson County, Tennessee.
- Grant of Utility Easement of record in Instrument No. 20040624-0075203, in the Register's Office for Davidson County, Tennessee.
- Building Regulations of record in Book 8277, Page 314, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as show of record not stated herein.

This is improved property known as **1301 Neelys Bend Rd. B18, Madison, Tennessee 37115**.

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(S), their heirs and assigns forever; and we covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomever. 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 the 23rd day of March, 2022.

Peyton Cates

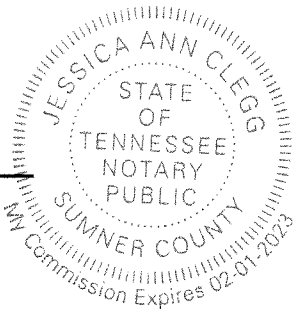
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Peyton Cates** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of March, 2022

Notary Public

My Commission Expires: 02-01-2023



Certificate of Authenticity

I, Jackson Bond, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally, appeared before me, Jennifer Morgan, a notary public for this county and state, Jackson Bond who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/01/2024.

Notary's Seal (if on paper)

JENNIFER MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024