This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-16333-SL

Karen Johnson Davidson County
Batch# 833810 DEEDWARR
04/04/2022 10:25:13 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20220404-0038528

STATE OF TENNESSEE
COUNTY OF Davidson

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of March, 2022.

Notary Public
My Commission Expires: 9-6-22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
21Five Homes, LLC, a Tennessee Limited Liability Company 8110 Isabella Lane Ste. 200 Brentwood, TN 37027	New Owner	072 11 0 465.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Emily English, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **21Five Homes, LLC, a Tennessee 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, to wit:

Land in Davidson County, Tennessee, being Lot No. 17, Sherwood Subdivision of record in Book 1424, Page 51, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Emily English by Quitclaim Deed from Dawn McGrath, of record in Instrument No. 20220404-0038527 Register's Office for Davidson County, Tennessee, dated March 24, 2022 and recorded on 4-4-22; and further being the same property conveyed Being the same property conveyed to Emily English, by Quitclaim Deed from Marshall Smith, of record in Instrument No. 20210607-0075587, in the Register's Office of Davidson County, Tennessee, dated May 13, 2021 and recorded on June 07, 2021.

Being the same property conveyed to Karen L. English and William J. Smith, both unmarried, by Warranty Deed from Cathy D. Lovell Crowl, married, of record in Book 9013, Page 575, in the Register's Office of Davidson County, Tennessee, dated June 29, 1993 and recorded on July 14, 1993. The above said Karen L. English died on July 23, 2020 and William J. Smith died on July 25, 2012, also see Order recorded in Instrument No. 20201103-0128818 and Will recorded in Instrument No. 20201103-0128819, as shown in the Probate division for Davidson County, Tennessee, Probate Case No. 20P1577.

This is improved property located at: **1804 Sherwood Lane, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the

Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of March, 2022.

GRANTOR:

Emily English

STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF Franklin

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Emily English, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of March, 2022.

NOTARY PUBLIC STATE OF OHIO

DEBRA A SPEAKMAN
Notary Public
State of Ohio
My Comm. Expires
April 18, 2025

Notary Public
My Commission expires: 4-18-2025