Karen Johnson Davidson County
Batch# 833830 DEEDWARR
04/04/2022 10:41:30 AM 5 pgs
Fees: $28.00 Taxes: $1,369.00
20220404-0038558

WARRANTY DEED

STATE OF ~~TENNESSEE~~ PA
COUNTY OF ~~DAVIDSON~~ Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Samantha Heumann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28 DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/17/27
(AFFIX 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

LR-RM-22-235

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Crowne Property Acquisitions LLC	**Crowne Property Acquisitions LLC**	
(NAME) **1950 Greyhound Pass, Suite 18-355**	(NAME) **Crowne Property Acquisitions LLC**	**173-01-0-084.00**
(ADDRESS) **Carmel, IN 46033**	(ADDRESS) **1950 Greyhound Pass, Suite 18-355 Carmel, IN 46033**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **REVISION HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CROWNE PROPERTY ACQUISITIONS LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 68 on the Plan of Section 1, Monte Carlo Estates of record in Plat Book 4675, Page 68, 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 Revision Homes, LLC, a Tennessee Limited Liability Company by Warranty deed from Eric D. Spear, unmarried of record in Instrument No. 20190712-0067999 Register's Office for Davidson County, Tennessee, dated July 10, 2019 and recorded on July 12, 2019.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4675, Page 68, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4781, Page 858, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **235 Cedarview Dr, Antioch, Tennessee 37013**.

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 do 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 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 the 24 DAY OF MARCH, 2022.

Revision Homes, LLC, a Tennessee Limited Liability Company

BY: _____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of REVISION HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th of March, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE RESIDENTIAL PROPERTY CONDITION DISCLOSURE UPDATE

PROPERTY ADDRESS 235 Cedarview Drive CITY Antioch

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

Exempt

IN WITNESS WHEREOF, the information herein is certified by Seller and acknowledged as received by Buyer upon the dates indicated.

Transferor (Seller)	Revision Homes LLC	Date 3-24-22	Time
Transferor (Seller)		Date	Time
Transferee (Buyer)	Crowne Property Acquisitions, LLC	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.

1099-S Filing Designation Agreement

Transferor Name: Revision Homes, LLC

Address: Po Box 182

Goodlettsville, TN 37072

ATTN: John Gleaves, Authorized Agent

Transferee Name: Crowne Property Acquisitions LLC

Address: 1950 Greyhound Pass, Suite 18-355, c/o RENU Management

Carmel, IN 46033

Property Address: 235 Cedarview Dr, Antioch, Tennessee 37013

Agreement Date: March 24, 2022

Avenue 365 (Buyer's Attorney/Title Company) and **Rudy Title and Escrow, LLC** (Seller's Attorney/Title Company) are in agreement that

_____

AVENUE 365
401 Plymouth Rd. #420
Plymouth Meeting, PA 19462

_____

RUDY TITLE AND ESCROW, LLC
2012 21st Avenue South
Nashville, TN 37212
(615)383-2903

shall be responsible for filing Form 1099-S for the transaction.

AVENUE 365

BY: _____

ITS: _____

DATE: March 24, 2022

RUDY TITLE AND ESCROW, LLC

BY: _____

ITS: _____

DATE: March 24, 2022

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 3/24/2022 (date of document).

Samantha Herrmann
Affiant Signature

3/28/2022
Date

State of Pennsylvania

County of Montgomery

Sworn to and subscribed before me this 28th day of March, 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