This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 835760 DEEDWARR
04/06/2022 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $148.00
20220406-0040062

State of TN
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $40,000

Affiant Signature

Subscribed and sworn to before me on this the 10 Day of March, 2022

Notary Public
My Commission expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-7-2024

NAME AND ADDRESS OF PROPERTY OWNER:
Elizabeth B. Maben
2236 Crescent Valley Ln,
Hermitage, TN 37076

SEND TAX BILLS TO:
Elizabeth B. Maben
2236 Crescent Valley Ln,
Hermitage, TN 37076

MAP AND PARCEL NUMBER: Tax ID #: 064160D12000CO

WARRANTY DEED
22NT00224

Effective the 16th Day of March, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

The Estate of Louise A. Maben

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto
Elizabeth B. Maben, an unmarried woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

A certain parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, Tennessee, more particularly described as follows:

Being Lot Numbered 278 on the Plan of Section Three Truxton Park of record in Instrument No. 200110240116272, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property as conveyed to Louise A. Maben, an unmarried woman by Warranty Deed from Janice Crowder, an unmarried woman dated 08/16/2007 recorded 08/21/2007 in Book na, Page na, as Document Number 20070821-0099862, Register's Office for Davidson County, Tennessee. Louise A. Maben died 11/21/2020, her estate probated in the Davidson County Circuit Court Probate Division Case # 21P1344.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

And also subject to Restrictive Covenants in Instrument No. 20001011-0100896, amended in Instrument No. 20001030-0107559, Instrument No. 20010522-0052910, and Instrument No. 20020123-0009419; By-Laws in Instrument No. 20001101-0108604; Charter for Homeowner's Association in Instrument No. 20001101-0108603; Easements in Book 7877, page 328 and Book 8632, page 146; Sanitary Sewer and/or Drainage Easement in Instrument No. 20001208-0121300; and, all matters as shown on the plan of record in Instrument No. 20011024-0116272, said Register's Office.

This is an improved property commonly known as: 2236 Crescent Valley Ln, Hermitage, TN 37076-5301

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 10th day of March, 2022.

The Estate of Louise A. Maben

Louise A. Brown, Executrix

State of TN
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Louise A. Brown**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be EXECUTRIX of **The Estate of Louise A. Maben** and that they, as such EXECUTRIX, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office, this the 10th day of March, 2022.

Notary Public
My commission expires: 1/16/2024

CAROL B CHRISTMAN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 1/16/2024

Tennessee Certification of Electronic Document

I, Anna Bates 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 3/10/22 (date of document).

Affiant Signature

3/10/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10th of March, 2022.

(SEAL)

COURTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

Notary's Signature
My Commission Expires: