THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211238940** Karen Johnson Davidson County Batch# 836553 DEEDWARR 04/08/2022 11:20:32 AM 2 pgs Fees: $13.00 Taxes: $2,516.00 20220408-0041336	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $680,000.00. Affiant Subscribed and sworn to before me, this 7th day of April, 2022. Notary Public My Commission Expires: HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: S&J Building Group LLC 906 Albert Court Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091 13 0 037.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kathleen Elizabeth Longsmith and Mark Christopher Smith, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **S&J Building Group LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract I
Land in Davidson County, Tennessee, being Lot No. 11, Block "G", on the Plan of Crolywood Subdivision, Section II, of record in Plat Book 1130, Page 100, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate legal description.

Tract II
A certain unit located in Davidson County, Tennessee, being known and designated as 528 Croley of 526-528 Croley Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 526-528 Croley Drive, a Horizontal Property Regime, of record in Instrument Number 20220401-0038097, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Tract III
A certain unit located in Davidson County, Tennessee, being known and designated as 526 Croley of 526-528 Croley Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 526-528 Croley Drive, a Horizontal Property Regime, of record in Instrument Number 20220401-0038097, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Kathleen Elizabeth Longsmith and husband, Mark Christopher Smith, by Quitclaim Deed from Kathleen Elizabeth Longsmith and husband, Mark Christopher Smith, of record in Instrument No. 20211222-0169338, in the Register's Office of Davidson County, Tennessee, dated December 21st, 2021 and recorded on December 22, 2021.

Being the same property conveyed to Kathleen Elizabeth Longsmith and husband, Mark Christopher Smith, by Quitclaim Deed from Ann E. Long, an unmarried person, of record in Instrument No. 20180730-0074086, in the Register's Office of Davidson County, Tennessee, dated July 12, 2018 and recorded on July 30, 2018.

Being the same property conveyed to Ann E. Long, a Single Woman, by Warranty Deed from Don P. Clark and wife, Theresa M. Clark, of record in Book 10701, Page 927, in the Register's Office of Davidson County, Tennessee, dated November 26, 1997 and recorded on December 01, 1997.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Crolywood Subdivision, Section II, as recorded in Plat Book 1130, Page(s) 100.

Declaration of Covenants, Conditions and Restrictions establishing 526-528 Croley Drive, a Horizontal Property Regime, of record in Instrument Number 20220401-0038097

This is improved property located at 526,528, and 530 Croley Drive Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 7th day of April, 2022.

Kathleen Elizabeth Longsmith

Kathleen Elizabeth Longsmith

Mark Christopher Smith

Mark Christopher Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kathleen Elizabeth Longsmith and Mark Christopher Smith, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of April, 2022.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025