WARRANTY DEED

Karen Johnson Davidson County
Batch# 848272 DEEDWARR
04/29/2022 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20220429-0050076

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April,2022.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-16-2024
(AFFIX SEAL)

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 064
Owen Crowe 4635 Woodview Circle Old Hickory, Tennessee 37138	CMG Mortgage Inc 3160 Crow Canyon Road Ste 400 San Ramon, California 94583	GROUP 04 0 PARCEL 088.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Matthew D White, a married man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Owen Crowe, a single man

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Being Lot No. 18B on the plan of Zone Lot Division Lot 18, Lake Country as of record in Book 5800, page 304, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Matthew D. White and wife, Stephanie L. White, by Warranty Deed from Linda England and Freda M. Lee, dated July 18, 2000, of record in Instrument No. 20000720-0071665, FURTHER CONVEYED to Matthew D. White by Quitclaim Deed dated August 17, 2021 and file of record in Instrument No. 20210818-0111629, in the Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2022 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **4635 Woodview Circle, Old Hickory, Tennessee 37138.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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. 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 hand and official seal at office this 22nd day of April, 2022.

Matthew D White

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Matthew D White, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of April, 2022.

NOTARY PUBLIC

My Commission Expires:
My Commission Expires
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 4/22/22.

Tracey Trumphour
Affiant
Date: 4/22/22

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 22nd day of April, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY