Karen Johnson Davidson County
Batch# 856153 DEEDWARR
05/16/2022 01:32:30 PM 2 pgs
Fees: $13.00 Taxes: $2,331.00
20220516-0056129

This Instrument Prepared By and Returned To: Concord Title 664 Sango Road Clarksville, TN 37043 File No. C20220202 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$630,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 5th day of May, 2022. Notary Public My Commission Expires:

KIMBERLEY C. KINDALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 03, 2026

WARRANTY DEED

THIS INDENTURE, made this 5th day of May, 2022, among:

PEACH A. CRONBERG, UNMARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MICHAEL JOSEPH DERICKSON AND MELISSA JEAN DERICKSON, husband and wife

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Avondale Park, Phase 1, Section 1B, as shown on the plan of record in Instrument No. 20120321-0024110, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Peach A. Cronberg and Christian F. Cronberg, wife and husband by deed from NVR, Inc., a Virginia corporation T/A Fox Ridge Homes, dated May 15, 2013, of record Instrument No. 20130516-0049348, Register's Office for Davidson County, Tennessee. The property was further conveyed to Peach A. Cronberg, unmarried by deed from Peach A. Cronberg and Christian F. Cronberg, dated March 31, 2020, of record in Instrument No. 20200413-0038355, Register's Office for said County.

This property being known as 1057 Nunnery Lane, Nashville, TN 37221.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Peach A. Cronberg

CRYSTAL STILLWELL
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES DECEMBER 29, 2024
SULLIVAN COUNTY
COMMISSION #20358682

State of Missouri
County of Linn

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Peach A. Cronberg, the within named bargainor(s), with whom I am personally acquainted (or 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 and official seal this 5 day of May, 2022.

Crystal Stillwell
Notary Public
My Commission Expires: December 29, 2024

Owner Name & Property Address:	**Responsible Party For Taxes:**
Name: Michael Joseph Derickson and Melissa Jean Derickson Address: 1057 Nunnery Lane City, State, Zip: Nashville, TN 37221	Name: Michael Joseph Derickson and Melissa Jean Derickson Address: 1057 Nunnery Lane City, State, Zip: Nashville, TN 37221

Tax ID: 141-5A-006.00

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 this the 5th day of May, 2022.

Ernest D. Bennett, III 5/5/2022
Ernest D. Bennett, III, Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 5th day of May, 2022.

Mary Gail Porter
Notary's Signature

MARY GAIL PORTER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023