Karen Johnson Davidson County
Batch# 862312 DEEDWARR
05/25/2022 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,448.55
20220525-0060652

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 220339976

Commonwealth of Pennsylvania - Notary Seal
NATALIE EVANGELISTA - Notary Public
Montgomery County
My Commission Expires April 6, 2026
Commission Number 1419553

STATE OF ~~TENNESSEE~~ Pennsylvania)
COUNTY OF ~~DAVIDSON~~ Montgomery)

The actual consideration or value, whichever is greater, for this transfer is: $391,500.00.

Samantha Heumann
Affiant

Subscribed and sworn to before me, this 18th day of May, 2022.

Natalie Evangelista
Notary Public
My Commission Expires: 4/6/2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Crowne Property Acquisitions LLC c/o RENU Property Management, LLC 1950 E. Greyhound Pass, Suite 18-355 Carmel, IN 46033	1950 E. Greyhound Pass, Suite 18-355 Carmel, IN 46033	Tax Parcel ID No. 182 06 0A 315.00

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, **Joseph Eugene Goins, Jr., unmarried and Sean Clifton Matthews, unmarried, joint tenants with rights of survivorship,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Crowne Property Acquisitions LLC, a Delaware limited liability company, c/o RENU Property Management, LLC,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 380 on the Final Plat for Cluster Lot Subdivision Old Hickory Hills, Phase Three, Section One, as shown by plat appearing of record in Instrument No. 20060420-0045296, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Joseph Eugene Goins, Jr., unmarried and Sean Clifton Matthews, unmarried joint tenants with rights of survivorship, by Warranty Deed from Michael Wesley Allred and Lindsey Brooke Baker-Allred, Husband and Wife, of record in Instrument No. 20200902-0099667, in the Register's Office of Davidson County, Tennessee, dated August 31, 2020 and recorded on September 02, 2020.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Old Hickory Hills Phase Three - Section One, as recorded in Instrument No. 20060420-0045296.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020116-0006750, amended in Instrument No. 20101116-0091730, rules and regulations in Instrument No. 20151229-0130686.

Easement recorded in Instrument No. 20020123-0009339.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20010306-0021333 and 20040927-0116009.

This is improved property located at 8808 Cressent Glen Court Nashville TN 37013

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 18th day of May, 2022.

Joseph Eugene Goins, Jr.

Sean Clifton Matthews

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph Eugene Goins, Jr. and Sean Clifton Matthews, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of May, 2022.

Notary Public
My Commission Expires: 12/8/24

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 8, 2024

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 **May 18, 2022** (date of document).

Samantha Herrmann
Affiant Signature

5/20/2022
Date

State of Pennsylvania

County of Montgomery

Sworn to and subscribed before me this **20** day of **May**, 2**022**.

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