WARRANTY DEED

Karen Johnson Davidson County
Batch# 862877 DEEDWARR
05/26/2022 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20220526-0061047

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF May, 2022

Notary Public

MY COMMISSION EXPIRES: 4-13-25

(AFFIX SEAL)

STATE TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

MST 2022-0623

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barton Ring and Jennifer Ring	Eastman Credit Union, a State Chartered Credit Union	172-13-0A-004.00-CO
(NAME)	(NAME)	
6224 Williams Grove Drive	2021 Meadowview Lane	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Kingsport, TN 37660	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Bryan Timothy Crutcher and Rebecca Crutcher, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Barton Ring and Jennifer Ring, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Section One, Williams Grove of record in Plat Book 9700, Page 580, 581 and 582, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bryan Timothy Crutcher and Rebecca Crutcher, husband and wife by Warranty deed from SPH Property One LLC, a Delaware Limited Liability Company of record in Instrument No. 20200317-0029476 Register's Office for Davidson County, Tennessee, dated March 12, 2020 and recorded on March 17, 2020.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, a lien due and payable, and now delinquent. Taxes for the year 2022, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 9700, Page (s) 580 through 582, inclusive, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10741, Page 678, Book 11167, Page 755, Book 11643, page 316, Instrument No. 19991206-0300190 and Instrument No. 20010512-0049490, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 10741, page 716, Register's Office for Davidson County, Tennessee. Charter for HOA of record in Book 10741, Page 669 as amended in Book 10741, page 671, as amended in Instrument No. 20010618-0064214, in the

Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Book 10951, Page 699, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed for common areas of record in Instrument Number 20010514-0049489, in the Register's Office for Davidson County, Tennessee. Easement of record in Book 11383, page 728, Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 6224 Williams Grove Drive, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this 16th DAY OF MAY, 2022.

Bryan Timothy Crutcher

Bryan Timothy Crutcher

Rebecca Crutcher by Bryan Timothy Crutcher as Attorney-in-Fact.

Rebecca Crutcher by Bryan Timothy Crutcher, as Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Bryan Timothy Crutcher, 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 at office, this 16th day of May, 2022.

Notary Public

My commission expires: 4/24/2023

Amelia Swanson State of Tennessee Notary Public Williamson County (SEAL)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Bryan Timothy Crutcher, Attorney-in-Fact for Rebecca Crutcher, 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, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Rebecca Crutcher, as her free act and deed for the purposes therein contained, said Power of Attorney filed simultaneously herewith in the Registor's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 16th day of May, 2022

Notary Public

My Commission Expires: 4/24/2023

Amelia Swanson State of Tennessee Notary Public Williamson County

True Copy Certification

I, Yvette Meldrum, 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 14, 2022.

Affiant Signature _____

May 14, 2022

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 16th day of May 2022.

_____
Notary's Signature

MY COMMISSION EXPIRES: 4/24/23

Amelia Swanson
State of Tennessee Notary Public
Williamson County