(2)

Karen Johnson Davidson County
Batch# 866319 DEEDWARR
06/02/2022 11:25:43 AM 2 pgs
Fees: $13.00 Taxes: $255.30

20220602-0063721

	STATE OF TENNESSEE **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $69,000.00 Affiant Subscribed and sworn to before me, this 31st day of May, 2022. Notary Public My commission expires:
(Notary Stamp)	

RUSSELL J. MCCANN NOTARY PUBLIC TENNESSEE My Comm. Exp. 06/14/25 COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Roberth Lamer	**New Owner**	**p/o 044-15-0-116.00**
111 Sanitarium Road		
Madison, TN 37115		

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 ACKNOWLEDGE, WE,

Eren Crowder and Tiffany Crowder

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Roberth Lamer, a married 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:

Land in Davidson County, Tennessee, being all of Unit B, along with all rights appurtenant thereto, of The Cottages at 909 Debow, a Horizontal Property Regime, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions for The Cottages at 909 Debow, of record as Instrument # 20220602-0063720 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 part of the same property conveyed to Tiffany Crowder, single woman, by Warranty Deed from Margaret M. Hunt, unmarried, dated October 9, 2013, of record in Instrument No. 20131011-0106767, Register's Office for Davidson County, Tennessee; and part of the property being further conveyed to Donald R. Barrett, Jr., by Quitclaim Deed from Tiffany Crowder, dated December 12, 2013, of record in Instrument No. 20140108-0002094, Register's Office for Davidson County, Tennessee; said property being further conveyed to Tiffany Crowder and Eren Crowder, as Tenants in Common with Rights of Survivorship, dated December 12, 2013, of record in Instrument No. 20140108-0002094, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated to the extent calculable and will be paid by the Grantor. Property Taxes for Subsequent tax years are assumed by the Grantees.
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 1835, Page 52, Register's Office for Davidson County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 2019, Page 28, modified in Book 2447, Page 151, Register's Office for Davidson County, Tennessee.
Charter of Old Hickory Neighborhood Association of record in Book 8290, Page 865, in the Register's Office for Davidson County, Tennessee.
Restrictions and Easements of record in Book 1853, Page 257, Book 1853, Page 281 and Book 1968, Page 605, in the Register's Office for Davidson County, Tennessee.

Easement to Cumberland Telephone and Telegraph Co. of record in Book 662, Page 743, in the Register's Office for Davidson County, Tennessee.
Easements contained in deed of record in Book 626, Page 556, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions and restrictions set forth in the Declaration of Covenants, Conditions and Restrictions for The Cottages at 909 Debow, of record as Instrument # _____
in the Register's Office for Davidson County, Tennessee
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is unimproved property known as 909 Debow Street, Nashville, TN 37138

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 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 27 day of May, 2022

Eren Crowder

Tiffany Crowder

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Eren Crowder and Tiffany Crowder, with whom I am personally acquainted (or who proved to me their identities on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of May, 2022.

My commission expires: _____

Notary Public

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/14/25
COUNTY OF WILLIAMSON

File #: **22-297**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027