Karen Johnson Davidson County
Batch# 873898 DEEDWARR
06/17/2022 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220617-0069959

(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MAY, 2022.

Notary Public: Larry N. Westbrook

MY COMMISSION EXPIRES: 3/26/2025

NOTARY PUBLIC AT LARGE

WILLIAMSON COUNTY

JM-BMR-22-1804

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jessica Conklin and Benjamin Louverture	The Central Trust Bank	
(NAME)	(NAME)	**064-16-0D-031.00-CO**
1804 Brookmeadow Lane	238 Madison Street	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Jefferson City, MO 65101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS MCCROSKEY AND CHELSEA MCCROSKEY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JESSICA CONKLIN AND BENJAMIN LOUVERTURE, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 242 on the Plan of Section One, Truxton Park, R10 Cluster Lot Subdivision of record in Plat at Instrument No. 20001026-0106272, 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 Thomas McCroskey, a single man and Chelsea Lewis, a single Woman, as tenants in common with right of survivorship by Warranty deed from Christopher L. Albert, married of record in Instrument No. 20180925-0095093 Register's Office for Davidson County, Tennessee, dated September 20, 2018 and recorded on September 25, 2018.

The said Thomas McCroskey and Chelsea Lewis are now married. As such, Chelsea Lewis is now known as Chelsea McCroskey.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record as Instrument Number 20001026-0106272, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20001011-0100896, Instrument No. 20001030-0107559, Instrument No. 20010522-0052910, Instrument No. 20020123-0009419, Instrument No. 20020506-0055597 and Instrument No. 20020718-0086907, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20001101-0108604, in the Register's Office for Davidson County, Tennessee.
- Charter of Truxton Park Homeowners Association, Inc. of record in Instrument Number 20001101-0108603, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Commons Areas of record in Instrument Number 20050311-0027268, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1804 Brookmeadow Lane, Hermitage, Tennessee 37076**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 27th DAY OF MAY, 2022.

Thomas McCroskey

Chelsea McCroskey

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS MCCROSKEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of May, 2022.

Notary Public
My Commission Expires: 6/20/2023
(SEAL)

DEBORAH BOND
Commission #GG347329
My Commission Expires
June 20, 2023

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHELSEA MCCROSKEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of May, 2022.

Notary Public
My Commission Expires: 6/20/2023
(SEAL)

DEBORAH BOND
Commission #GG347329
My Commission Expires
June 20, 2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, Larry N. Westbrook, 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 is a true and exact copy of the original document executed and authenticated according to law on May 27, 2022.

Signature – Larry N. Westbrook

Date: June 14, 2022

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 14th day of June, 2022.

Notary Public

My Commission Expires: 8/27/23

ANNE M PEWITT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY