This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17508-RR

Karen Johnson Davidson County
Batch# 881551 DEEDWARR
06/30/2022 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20220630-0075713

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of June, 2022.

Notary Public
My Commission Expires: 9-8-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jimmy Lowery, Jr. 1030 Brittany Park Drive Nashville, TN 37013	Summit Funding, Inc. 3900 Lennane Drive, #210 Sacramento, CA 95834	162-12-0A-103.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Miles Crockett and Amanda Etchbeberrygaray, AKA Amanda Etchebeberrigaray, AKA Amanda Crockett, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jimmy Lowery, Jr., an unmarried man**, hereinafter called the Grantee(s), his/her/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. 103 on the Plan of Brittany Park Subdivision, Phase 1-B, First Revision of record in Plat Book 9700, Page 610, 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 Miles Crockett and Amanda Etcheberrigaray, husband and wife by Warranty deed from Rozbeh Zarei and Anahita Zarei, husband and wife of record in Instrument No. 20200721-0080020 Register's Office for Davidson County, Tennessee, dated June 24, 2020 and recorded on July 21, 2020.

This is improved or property located at: **1030 Brittany Park Drive, Nashville, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 27th day of June, 2022.

GRANTOR:

Miles Crockett

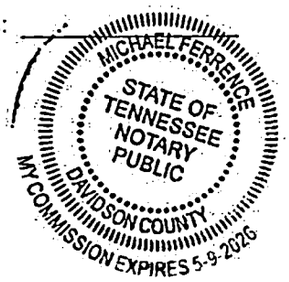
Amanda Etcheberrigaray, AKA Amanda Etchebeberrygaray, AKA Amanda Crockett

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Miles Crockett and Amanda Etcheberrigaray, AKA Amanda Etchebeberrygaray, AKA Amanda Crockett , the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of June, 2022.

Notary Public
My Commission expires:



202206300075713

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on June 27, 2022.

John Cobb Rochford

June 27, 2022

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on June 27, 2022.

Brooke Sobo

My commission expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025