THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220641351** Karen Johnson Davidson County Batch# 886695 DEEDWARR 07/11/2022 10:07:30 AM 3 pgs Fees: $18.00 Taxes: $1,663.15 20220711-0079295	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $449,500.00. Affiant Subscribed and sworn to before me, this 1st day of July, 2022. Notary Public My Commission Expires: 11-12-2025

JALAINE STEVENSON STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Leah Beth Crocker 414 Bonnawood Drive Hermitage TN 37076	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 074-12-0-019.00

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, **Thomas Scott Giles and Alissa Sauk Giles, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Leah Beth Crocker, unmarried**, ("Grantee"), her 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(s) 614, as shown on the map entitled Hermitage Hills Section Six, of record in Plat Book 3300, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to THOMAS SCOTT GILES, a married man as his sole and separate property, by deed from KENNETH F. MARRERO AND SUSAN K. MARRERO, HUSBAND AND WIFE, of record in Instrument No. 20170818-0085149 , dated August 14, 2017 , said Register's Office.

Alissa Sauk Giles joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 074-12-0-019.00.

Matters shown on the Plan of record in Plat Book 3300, page 10, said Register's Office.

This is improved property located at 414 Bonnawood Drive Hermitage TN 37076

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 1st day of July, 2022.

Thomas Scott Giles

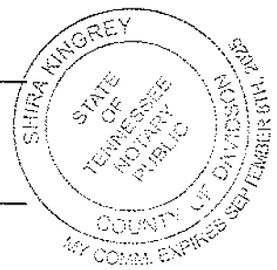
Alissa Sauk Giles

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas Scott Giles and Alissa Sauk Giles, 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 1st day of July, 2022.

Notary Public



My Commission Expires: _____

Certificate of Authenticity

I, Joshua A. Terry, 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 7/1/22.

Affiant Signature

7/8/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/8/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON