Karen Johnson Davidson County
Batch# 896961 DEEDWARR
08/01/2022 01:03:30 PM 3 pgs
Fees: $18.00 Taxes: $8,417.50
20220801-0087281

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220541232

JATIN A. SHAH
MY COMM. EXPIRES
STATE OF TENNESSEE
NOTARY PUBLIC
07/13/2024
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,275,000.00.

Amanda Allen
Affiant

Subscribed and sworn to before me, this 28th day of July, 2022.

Notary Public
My Commission Expires: 7/14/2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Eastside Residential Properties, LLC 705 Belle Meade Blvd Nashville, TN 37205	New Owner	Tax Parcel ID No. 130 02 0 108.00

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, **Angus M. G. Crook and wife Nancy F. Crook,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eastside Residential Properties, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 16 on the Map of the A Subdivision of Lots No. 19-20 and 21 Belle Meade 2nd Plan, as of record in Book 421, Page 172, Register's Office for said County, and described according to a survey made by Hal. R. Swann, Jr., Surveyor, dated July 29, 1969, as follows:

Said Lot No. 16 fronts 127 feet 8 inches on the Easterly side of Enquirer Avenue, and runs back between lines, 293 feet 7 inches on the Southerly line and 292 feet 5 inches on the Northerly line, along the Southerly margin of Leake Avenue, as measured around a slight curve, to a dead line in the rear on which it measures 120 feet.

Being the same property conveyed to Angus M. G. Crook and wife, Nancy F. Crook, by Warranty Deed from Sarah Camille F. Grote, of record in Book 4384, Page 425, in the Register's Office of Davidson County, Tennessee, dated December 01, 1969 and recorded on December 04, 1969.

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.

Taxes for the year 2022 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A Subdivision of Lots No. 19-20 and 21 Belle Meade 2nd Plan, as recorded in Plat Book 421, Page(s) 172.

This is improved property located at 407 Leake Avenue Nashville TN 37205

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 28th day of July, 2022.

Angus M. G. Crook

Nancy F. Crook

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Angus M. G. Crook and Nancy F. Crook, 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 28th day of July, 2022.

Notary Public

My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2023

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 08/01/2022 ____ (date of document).

Affiant Signature

08/01/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 01 day of August, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025