THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220741957** Karen Johnson Davidson County Batch# 905492 DEEDWARR 08/19/2022 11:26:30 AM 3 pgs Fees: $18.00 Taxes: $1,517.00 20220819-0093990	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $410,000.00 Affiant Subscribed and sworn to before me, this 18th day of August, 2022. Notary Public My Commission Expires:

MICHAEL FERRENCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

WARRANTY DEED

Address New Owner: Justin Bennett and Talia Lauer 5144 Creasy Drive Joelton TN 37080	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 021 00 0 374.00

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, **Nathan Croy and Dana Croy, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Justin Bennett and Talia Lauer, All as Joint Tenants,** ("Grantees"), its 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) 30, as shown on the map entitled Revised Lot No. 30 Section Three, Morgan Estates, of record in Plat Book 8250, Page 704, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nathan Croy and Dana Croy, husband and wife, by Warranty Deed from Gordon Eugene Thomas, unmarried, of record in Instrument No. 20171003-0100909, in the Register's Office of Davidson County, Tennessee, dated September 27, 2017 and recorded on October 03, 2017.

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.

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 Revised Lot No. 30, Section Three, Morgan Estates, as recorded in Plat Book 8250, Page(s) 704.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9859, Page 820.

Easement for Water and Sewerage Services, recorded in Book 9988, Page 811.

Easement for Dedication of Easement for Curtain Drain, recorded in Book 10179, Page 66.

Stormwater Detention Agreement as set forth in instrument recorded in Book 9190, Page 959.

This is improved property located at 5144 Creasy Drive Joelton TN 37080

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.

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-156526-RR

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 18th day of August, 2022.

Nathan Croy

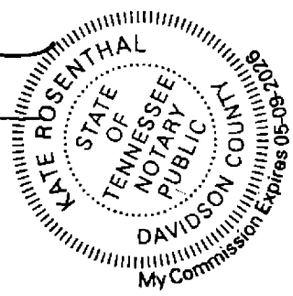
Dana Croy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nathan Croy and Dana Croy, 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 18th day of August, 2022.

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 8/18/22.

Affiant Signature

8/18/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18th day of August, 2022.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

BRIA SAWYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires