WARRANTY DEED

Karen Johnson Davidson County
Batch# 911999 DEEDWARR
09/02/2022 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.19
20220902-0099259

File No. EY-22-2982

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $674,916.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2022

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Moczydlowski and Liv Katie Graham	New Owner	
(NAME)	(NAME)	
2846 Woodlawn Drive		104-14-0F-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Rachel Hervatin Crenshaw and husband, Samuel Joseph Crenshaw,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric Moczydlowski, unmarried, and Liv Katie Graham, unmarried, as tenants in common**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 1 on the Horizontal Property Regime for Woodlawn Court Condominiums, as shown on plat of record as Plat Book 6900, Pages 862 and 863 and as recorded in the Master Deed of record as Book 7792, Page 360, and amended in Instrument No. 20020911-0110792, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Rachel Elizabeth Hervatin, a single person by Warranty deed from Tanay Parekh and Holly Fletcher, husband and wife of record in Instrument No. 20180403-0031091 Register's Office for Davidson County, Tennessee, dated March 29, 2018 and recorded on April 03, 2018.

Being the same property conveyed to Rachel Hervatin Crenshaw and husband, Samuel Joseph Crenshaw by Quitclaim deed from Rachel Hervatin Crenshaw f/k/a Rachel Elizabeth Hervatin of record in Instrument No. 20210519-0067648 Register's Office for Davidson County, Tennessee, dated May 06, 2021 and recorded on May 19, 2021.

This is property more commonly known as 2846 Woodlawn Drive, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 31st day of August, 2022.

Rachel Hervatin Crenshaw

Samuel Joseph Crenshaw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of August, 2022, before me personally appeared Rachel Hervatin Crenshaw and Samuel Joseph Crenshaw, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of August, 2022.

Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, 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 **August 31, 2022**.

Affiant Signature

September 2, 2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

2nd day of **September**, 20**22**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024