WARRANTY DEED

Karen Johnson Davidson County
Batch# 923022 DEEDWARR
09/29/2022 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20220929-0107555

File #22-DM-0739-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF September, 2022.

Notary Public

MY COMMISSION EXPIRES: 8/26/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Albany Dawn Dawson and Pamela Dawson		
(NAME) 739 Cottage Park Dr.	(NAME) New Owner	060 11 0B 063.00
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSHUA SETH CRAWFORD AND JENNIFER WILEY CRAWFORD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALBANY DAWN DAWSON, A SINGLE WOMAN AND PAMELA DAWSON, A MARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 63 of Cottage Park, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Cottage Park, a Horizontal Property Regime, of record in Instrument No. 20151203- 0122006, as amended in Instrument No. 20160126-0007567 and Instrument No. 20160928- 0102452, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Joshua Seth Crawford and Jennifer Wiley Crawford, husband and wife, by Warranty Deed from D225, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170811-0082452, in the Register's Office of Davidson County, Tennessee, dated August 09, 2017 and recorded on August 11, 2017.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Maple Manor Motel, Inc. Property, as recorded in Book 9700, Page 668.
*declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151203-0122006; as amended in Instrument No. 20160126-0007567 and Instrument No. 20160928-0102452.
*Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20150317-0022957 and Instrument No. 20161005-0105304.
*Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3984, Page 727.
*Easement for Natural Conservation, recorded in Instrument No. 20161005-0105105.

*Easement for Drainage, recorded in Instrument No. 20161005-0105145.
*Easement for Access and Maintenance, recorded in Instrument No. 20211213-0164878.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **739 Cottage Park Drive, Nashville, TN 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 26th day of September, 2022.

Joshua Seth Crawford

Jennifer Wiley Crawford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of September, 2022, before me personally appeared Joshua Seth Crawford, 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 26th day of September, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of September, 2022, before me personally appeared Jennifer Wiley Crawford, 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 26th day of September, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 28th day of September, 2022.

K. Thomas Sidwell
Date: 9/28/22

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 28th day of September, 2022.

Kimberly D Hicks

Notary Public
My Commission Expires: 1-21-26

