After recording return to:
Avenue 365 Lender Services, LLC
1100 Virginia Drive, Suite 130
Fort Washington, PA 19034
Phone: 484.594.1124

Karen Johnson Davidson County
Batch# 924585 DEEDWARR
10/03/2022 10:50:30 AM 5 pgs
Fees: $28.00 Taxes: $1,517.00
20221003-0108678

This document prepared by:
John O. Windsor, Esq
8940 Main Street
Clarence, NY 14031
866-333-3081

This deed was prepared without the benefit of a title search.

Tax Parcel ID Number: 182060A31500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Crowne Property Acquisitions, LLC, a Delaware Limited Liability Company** (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does/do hereby transfer and convey unto **Boulton Properties, LLC, a Delaware Limited Liability Company** (herein referred to as "Grantee"), its successors and assigns, forever, the following described tract or parcel of land located in **Davidson** County, Tennessee, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 8808 Cressent Glen Ct, Antioch, TN 37013

This conveyance is made subject to taxes for the current year, any and all zoning regulations, restrictions, setback lines, easements, and encumbrances of record, if any, as may affect the premises.

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, it successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same in unencumbered, unless otherwise herein set out; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said land to the said Grantee, it successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has executed this instrument on this 9 day of September, 2022.

Crowne Property Acquisitions, LLC, a Delaware Limited Liability Company

By: _____
Name: Philip Sivin
Title: Authorized Signatory

STATE OF NEW YORK)
COUNTY OF NEW YORK)

Before me, Michele M Ferrara, a Notary Public, of the State and County mentioned, personally appeared Philip Sivin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Authorized Signatory of Crowne Property Acquisitions, LLC, a Delaware Limited Liability Company, the within named Grantor and that such Authorized Signatory executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 9 day of September, 2022.

Michele M. Ferrara
Notary Public
My Commission expires: _____

MICHELE M FERRARA
Notary Public - State of New York
NO. 01FE6224955
Qualified in New York County
My Commission Expires 7/19/26

TN Deed

VALUATION AFFIDAVIT

The actual consideration, or value, whichever is greater, for this transfer is $ 410,000.00.

Affiant
Print Name: **Philip Sivin**

STATE OF New York
COUNTY OF New York

Subscribed and sworn to before me this 9 day of September, 2022.

Michele M. Ferrara
Notary Public
My Commission Expires:

MICHELE M FERRARA
Notary Public - State of New York
NO. 01FE6224955
Qualified in New York County
My Commission Expires 2/19/26

Name and address for person(s) responsible for taxes:
Boulton Properties LLC
c/o RENU Property Management LLC
2325 Pointe Parkway, Suite 250
Carmel, IN 46032

Name and address of property owner:
Boulton Properties LLC
c/o RENU Property Management LLC
2325 Pointe Parkway, Suite 250
Carmel, IN 46032

EXHIBIT "A"
LEGAL DESCRIPTION

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 380 on the Final Plat for Cluster Lot Subdivision Old Hickory Hills, Phase Three, Section One, as shown by plat appearing of record in Instrument No. 20060420-0045296, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

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 tights of way for public utilities that appear in the appropriate public record.

Taxes and assessments for the current and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Old Hickory Hills Phase Three – Section One, as recorded in Instrument No. 20060420-0045296.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020116-00006750, amended in Instrument No. 20101116-0091730, rules and regulations in Instrument No. 20151229-0130686.

Easement recorded in Instrument No. 20020123-0009339.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20010306-0021333 and 20040927-0116009.

Being the same property conveyed to Crowne Property Acquisitions, LLC, a Delaware limited liability company, from Joseph Eugene Goins, Jr., unmarried and Sean Clifton Matthews, unmarried, joint tenants with rights of survivorship in Warranty Deed recorded 05/25/2022 in Instrument No. 20220525-0060652 in the Official Records of Davidson County, TN.

Tax Parcel ID Number: 182060A31500CO

Property commonly known as: 8808 Cressent Glen Ct, Antioch, TN 37013

Tennessee Certification of Electronic Document

I, ANTHONY DAVIS, 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 SEPTEMBER 9, 2022 (date of document).

Affiant Signature

9-9-22

Date

STATE OF PA
COUNTY OF MONTGOMERY

Sworn to and subscribed before me this 9TH day of SEPTEMBER, 2022.

Notary's Signature

My Commission Expires: 5/17/23

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Montgomery County
My commission expires May 17, 2023
Commission number 1262568
Member, Pennsylvania Association of Notaries