WARRANTY DEED

Karen Johnson Davidson County
Batch# 928182 DEEDWARR
10/12/2022 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,631.70
20221012-0111700

JM-C-22-3637

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $441,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kevin M. Grenier and Angela M. Grenier	**NEW OWNER**	
(NAME)	(NAME)	**141-06-0C-069.00-CO**
3637 Crossbrooke Drive	3637 Crossbrooke Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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, **ERIN CHRISTINE HALLE, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN M. GRENIER AND ANGELA M. GRENIER, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Final Plat of Riverbridge Community, Phase 1B, a Planned Development of record in Plat at Instrument No. 20030709-0094605, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Erin Christine Halle, single woman by Warranty deed from Deanna Arnold, Trustees of The Arnold Family Living Trust U/A/D July 9, 2003 of record in Instrument No. 20191024-0109310 Register's Office for Davidson County, Tennessee, dated October 17, 2019 and recorded on October 24, 2019.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Plat at Instrument No. 20030709-0094605, Register's Office for Davidson County, Tennessee.
- Boundary Plat of record in Instrument Number 20020709-0082561, in the Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20030205-0016044, amended in Instrument No. 20030303-0027396 and Instrument No. 20030806-0111893 and Instrument No. 20090317-0023975, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20030218-0020999, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20030218-0020998, in the Register's Office for Davidson County, Tennessee.
- Stormwater detention easement of record in Instrument Number 20021217-0155374, in the Register's Office for Davidson County, Tennessee.
- Utility easement of record in Book 9443, Page 947, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 1298, Page 244, in the Register's Office for Davidson County, Tennessee.
- Agreement for dedication of public utilities easement of record in Book 7601, Page 415, in the Register's Office for Davidson County, Tennessee.
- Open Spaces of record in Instrument Number 20030806-0111892, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3637 Crossbrooke Drive, Nashville, Tennessee 37221**.

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 30th DAY OF SEPTEMBER, 2022.

Erin Christine Halle by Sydney Klett as Attorney-in-fact

Erin Christine Halle
by Sydney Klett as Attorney-in-fact

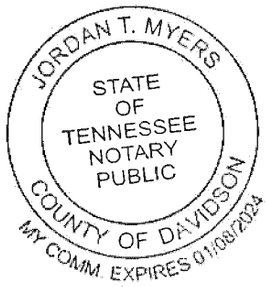
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sydney Klett, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ERIN CHRISTINE HALLE, and who acknowledged he/she/they executed the same as the free act and deed of the said ERIN CHRISTINE HALLE.

Witness my hand and official seal, this the 30th of September, 2022.

Jordan T. Myers

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Emily Manno, 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 9/30/22.

Date

Affiant Signature

9/30/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of September, 2022.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON