# WARRANTY DEED

Karen Johnson Davidson County
Batch# 939125 DEEDWARR
11/08/2022 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $5,920.00
20221108-0119984

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,600,000.00.

Affiant Joy S. Crowther

Subscribed and sworn to me on 11/07/22.

NOTARY PUBLIC
My Commission Expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Joy S. Crowther,<br>Trustee of The Joy S. Crowther<br>Revocable Trust dated December 7, 2012<br>2017 B Galbraith Drive,<br>Nashville, TN 37215 | Same as New Owner | 131-02-4J-002.00 CO |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Paige M. Harris and Krista A. Gyarmati, a married couple, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Joy S. Crowther, Trustee of the Joy S. Crowther Revocable Trust dated December 7, 2012, hereinafter called **"GRANTEE,"** his/her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 2 on the plan of The Cottages at Galbraith Drive, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of The Cottages at Galbraith Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20151001-0099966, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Paige M. Harris and Krista A. Gyarmati, a married couple by Warranty Deed dated April 30, 2020, and recorded May 1, 2020, from Joshua Alan Malnofski, unmarried, of record in Instrument No. 20200501-0045711, in the Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 2017 B Galbraith Drive, Nashville, Tennessee 37215.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

**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, his/ her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on 11/07/22.

Paige M. Harris

Krista A. Gyarmati

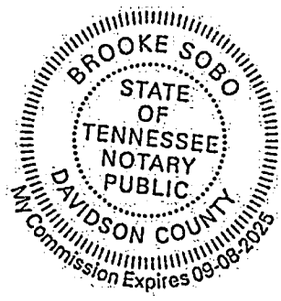
**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

On 11/07/22, before me personally appeared Paige M. Harris and Krista A. Gyarmati, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 11/07/22

NOTARY PUBLIC

My Commission Expires: 9/8/25



Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on November 7, 2022.

John Cobb Rochford

November 7, 2022

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on November 7, 2022.

Brooke Sobo

My commission expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025