Name and Address of New Owner:
Lucy Anderson and Lucien Anderson
323 Forest Park Road, #5-6
Nashville, TN 37115

Send Tax Bills To:
New Owners

Karen Johnson Davidson County
Batch# 941023 DEEDWARR
11/14/2022 02:32:30 PM 4 pgs
Fees: $23.00 Taxes: $592.00
20221114-0121383

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 043 13 0A 054.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michael Cronin and Cristhina Cronin A/K/A Kristine Cronin, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lucy Anderson and Lucien Anderson, wife and husband**, "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County Tennessee, being Unit No. 5-6 of Robin Hood Condominiums, a Horizontal Regime established by Master Deed of record in Book 5388, Page 524, the Plat which is of record in Book 5200, Page 124, 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 Michael Cronin and Kristine Cronin, husband and wife, by Warranty Deed from CK Flips 615, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220721-0083501, in the Register's Office of Davidson County, Tennessee, dated July 15, 2022 and recorded on July 21, 2022. ***Kristine Cronin is also known as Cristhina Cronin, her name was inadvertently misspelled at closing.***

Being the same property conveyed to CK Flips 615, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Phyllis Gardner, A Married Woman, of record in Instrument No. 20220401-0038076, in the Register's Office of Davidson County, Tennessee, dated March 28, 2022 and recorded on April 01, 2022.

Being the same property conveyed to Phyllis Gardner, A Married Woman, by Warranty Deed from Secretary of Veterans Affairs, an Office of the United States of America, of record in Instrument No. 20110127-0007624, in the Register's Office of Davidson County, Tennessee, dated December 01, 2010 and recorded on January 27, 2011.

This improved property known as 323 Forest Park Road, #5-6, Nashville, TN 37115

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 09 day of November, 2022.

Cristhina A/K/A Kristine Cronin (SEAL)
Cristhina Cronin A/K/A Kristine Cronin

STATE OF Utah

COUNTY OF Salt Lake

On this 09 day of November, 2022, before me personally appeared, Cristhina Cronin A/K/A Kristine Cronin, 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 09 day of November, 2022.

Donovan H. Kelsch
Notary Signature
My commission expires: 11/14/2024

(SEAL)

DONOVAN H KELSCH
Notary Public - State of Utah
Comm. No. 714601
My Commission Expires on
Nov 14, 2024

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10 day of November, 2022.

Michael Cronin (SEAL)
Michael Cronin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10 day of November, 2022, before me personally appeared Michael Cronin, 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 10 day of November, 2022.

Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $160,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 10 day of November, 2022.

Notary Public
My commission expires:
File No. 2022-5444-SK

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

Certificate of Authenticity

I, **Doné Oglesby**, 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 **November 9, 2022**.

Date

Affiant Signature

11/14/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **14th** day of **November**, 20**22**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026