PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Karen Johnson Davidson County
Batch# 955857 DEEDWARR
12/28/2022 02:12:17 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20221228-0133225

Margaret H. Taylor

Ivey Title, LLC Ref: (DM) Title No.: 62944
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Amy Robeson Kyle Robeson 6572 Nolensville Road Brentwood, TN 37027	Capital City Home Loans, LLC 50 Chastain Center Blvd. Kennesaw, GA 30144-6904

TAX MAP PARCEL NUMBERS: 18100020500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$500,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joel E. Crowell and Sharon Thompson Crowell, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Amy Robeson and Kyle Robeson, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Thompson-Crowell subdivision of record in Book 7900, page 718, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being part of the same property conveyed to W. B. Thompson and wife, Mildred P. Thompson, by Installment Deed from Fred H. Bowling and wife, Louise D. Bowling, dated August 22, 1968 and recorded on August 23, 1968, of record in Book 4262, page 923, Register's Office for Davidson County, Tennessee. The said W. B. Thompson has since died. The said Mildred P. Thompson conveyed subject property to Sharon Thompson by Quitclaim Deed, dated May 13, 1994, recorded May 18, 1994, of record in Book 9348, page 457, said Register's Office. By Quitclaim Deed, dated February 8, 1996, recorded February 21, 1996, of record in Book 9953, page 561, said Register's Office, subject property was conveyed to Joel E. Crowell and wife, Sharon Thompson Crowell.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, page 718, said Register's Office, which Plan shows minimum building setback lines and easements to which Plan reference is hereby made for a more complete description.

This is improved property, known as 6572 Nolensville Road, Brentwood, TN 37027

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20 day of DECEMBER, 2022.

Joel E. Crowell

Joel E. Crowell

Sharon Thompson Crowell

Sharon Thompson Crowell

State of Tennessee

County of Cumberland

On this 20th day of December, 2022, before me the undersigned authority, personally appeared Joel E. Crowell and Sharon Thompson Crowell, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: **My Commission Expires March 28, 2026**

JUSTIN R JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF PUTNAM My Comm. Expires 3/28/2026

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $500,000.00.

Affiant

Sworn and subscribed before me this 27th day of December, 2022.

Margaret A Taylor

Notary

My Commission Expires:

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024