WARRANTY DEED

Karen Johnson Davidson County
Batch# 959354 DEEDWARR
01/09/2023 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20230109-0001754

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $455,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 01/06/2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED LLC
1212 East Broward Boulevard
Suite 202
Fort Lauderdale, FL 33301
File # 2022-1178

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Cory J. Hefner and Lauren N. Hefner	Guaranteed Rate	082-13-0G-308-00
303 Criddle Street, Unit 308	1806 W. Cuyler Ave Ste 1W	
Nashville, TN 37219	Chicago, IL 60613	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Crystal Elsey, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cory J. Hefner and Lauren N. Hefner, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 308, together with the appurtenant interest in the common elements of Harrison Square Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20060823-0103941, and amended as Instrument Nos. 20071025-0126183 (First Amendment to Master Deed), 20080104-0001138, and 20090127-0006865, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Building "B" Third Floor Plan, Harrison Square Condominiums attached as Exhibit "A" to the aforementioned First Amendment Master Deed.

Being the same property conveyed to Crystal Elsey, by deed dated 10/23/2014, from Craighead Patten Properties II, a Tennessee general partnership, of record in Instrument Number 20141029-0099985, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 303 Criddle Street, Unit 308, Nashville, TN 37219.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on January 5, 2023.

Crystal Elsey

Crystal Elsey

STATE OF Virginia

COUNTY OF Albemarle

Personally appeared before me, a Notary Public of said County and State, Crystal Elsey, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this January 5, 2023.

@4th

Telisa Alston

Notary Public

My Commission Expires: 10-31-2024

TELISA L ALSTON
Notary Public
Commonwealth of Virginia
Reg # 7534953
Commission Expires Oct 31, 2024

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 1/5/2023.

Date

Celia Stewart-Rouse

Affiant Signature

1/5/2023

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 5th day of January, 2023.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY