Karen Johnson Davidson County
Batch# 977624 DEEDWARR
03/07/2023 09:36:57 AM 2 pgs
Fees: $13.00 Taxes: $843.60

20230307-0016174

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $228,000.00

Affiant

Subscribed and sworn to before me, this 6 day of March 2023.

Notary Public
My commission expires: 6.17.2024

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
CRT Investments, LLC 5304 Patience Drive Smyrna, TN 37167	New Owner	062-02-0A-202.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Monique L. Archibald, an unmarried woman, and Jason L. Archibald, an unmarried man, and Erick E. Archibald, an unmarried man,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **CRT Investments, LLC, a Tennessee limited liability company,** 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:

Land in Davidson County, Tennessee, being Lot No. 210 on the Plan of River Trace Estates, Phase 1, Section 3, as of record in Plat Book 6900, page 615, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Vickie Lynn Douglas by Warranty Deed from Wilma Gail Lafferty, married, (f/k/a W. Gail Forsythe), and husband, Larry Lafferty, dated April 28, 2004 of record in Instrument No. 20040505-0050945, Register's Office for Davidson County, Tennessee. The said Vickie Lynn Douglas having since died intestate on November 18, 2021. The said property devised to her heirs by operation of law. Her heirs are shown as Erick E. Archibald, Monique L. Archibald, and Jason L. Archibald on the Affidavit of Heirship of record as Instrument No. 20230307 0016172 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 2781 Riverbend Drive, Nashville, TN 37214

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 6th day of March, 2023.

Monique L. Archibald

Monique L. Archibald

Jason L. Archibald

Jason L. Archibald

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Monique L. Archibald and Jason L. Archibald,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 6th day of March, 2023.

Notary Public

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 6-17-2024

Erick E. Archibald by Monique Archibald his attorney-in-fact

Erick E. Archibald by Monique Archibald
His Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 6th day of March, 2023, before me personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Monique Archibald**, 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 **Erick E. Archibald**, and who acknowledged that he executed the same as the free act and deed of **Erick E. Archibald**.

Witness my hand and official seal at Franklin, Tennessee, this the 6th day of March, 2023.

Notary Public

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 6-17-2024

FILE NO: 2023027648