Karen Johnson Davidson County
Batch# 980397 DEEDWARR
03/14/2023 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,633.55
20230314-0018420

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $441,500.00.

Affiant

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

Subscribed and sworn before me this the 3rd day of March, 2023.

Notary Public
My commission expires: 10/2/2023

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Brian Ham & Alexandra Reade 1064 Tulip Grove Road Hermitage, TN 37076	**Capital City Home Loans, LLC** **50 Chastain Center Blvd** **Kennesaw, GA 30144**	086-08-0A 040.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JUSTIN EDMUND CRANDALL, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRIAN HAM AND ALEXANDRA READE, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 479 on the Plan of Final P.U.D. Plan, Planned Unit Development, Re-Subdivision of Lots 469 thru 482, Camden Woods, Phase III-A, of record in Plat Book 7900, Page 642, in the 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 Justin Edmund Crandall, a single man, by deed dated 08/22/2019, from Carmen Ann Mann, a married woman, of record in Instrument No. 20190823-0085035, Register's Office for said County. The said Alexandra Crandall is joining in this conveyance to convey any and all marital interest she may have in the said property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1064 Tulip Grove Road, Hermitage, TN 37076.

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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 3rd day of March, 2023.

Justin Edmund Crandall

Alexandra Crandall

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Justin Edmund Crandall and Alexandra Crandall, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of March, 2023.

My commission expires:
7/9/2024

Notary Public



TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 3/3/2023.

D. Shayne Adair

3/6/2023

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 6 **day of** March, **2023.**

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 03/07/2026