WARRANTY DEED

Karen Johnson Davidson County
Batch# 984820 DEEDWARR
03/27/2023 02:16:30 PM 4 pgs
Fees: $23.00 Taxes: $4,070.00
20230327-0022140

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ONE MILLION ONE HUNDRED THOUSAND AND 00/100 (1,100,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23RD DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MARGARET PHILPOTT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
James Sexton, III and Sarah Sexton (NAME)	**NEW OWNER** (NAME)	**091 16 0F 001.00**
4305 Dakota Avenue Nashville, TN 37209 (ADDRESS)	1951 Hazelton Drive Germantown, TN 38138 (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 23rd day of March, 2023, the undersigned, **SUSAN MAHONEY CROOK AND PAUL DAVIDSON CROOK, WIFE AND HUSBAND,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **JAMES SEXTON, III AND SARAH SEXTON, HUSBAND AND WIFE,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **4305 DAKOTA AVENUE, A, NASHVILLE, TN 37209** and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 4305A of Dakota Village, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Dakota Village, a Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument Number 20120910-0081780, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Susan Mahoney Crook and Paul Davidson Crook, wife and husband, by Warranty Deed from Brian W. Tolbert and Amanda M. Tolbert, husband and wife, of record in Instrument No. 20190703-0065230 in the Register's Office of Davidson County, Tennessee, dated June 28, 2019 and recorded on July 3, 2019.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we 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; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 23rd day of March, 2023.

GRANTOR: Paul Davidson Crook

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **PAUL DAVIDSON CROOK**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 23rd day of March, 2023.

Notary Public

My Commission Expires

ADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

202303270022140

GRANTOR: Susan Mahoney Crook

Susan Crook

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **SUSAN MAHONEY CROOK**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 23rd day of March, 2023.

Notary Public

My Commission Expires:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 3/23/23 (date of document).

Affiant Signature

3/23/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of MARCH, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

