Karen Johnson Davidson County
Batch# 986473 DEEDWARR
03/29/2023 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $561.48
20230329-0022965

Prepared By & Return To:
Tennessee Title Services LLC-
Hendersonville
101 Springhouse Court
S-202
Hendersonville, TN 37075
H-23-848

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29th day of March, 2023

Notary Public

Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
HarborView Capital Holdings, LLC 2215 Paseo De Las Americas Suite 25 M#58 San Diego, CA 92154	New Owner	086-11-0A-077.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Fred Craddock, an unmarried person

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HarborView Capital Holdings, LLC, a Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, 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. 3, Building No. 14 on the revised plan of Phase 2, and 11-A Hermitage Woods Condominium Apartments (Raintree Village), of record in Plat Book 4860, Pages 62 through 64, inclusive, Register's Office for Davidson County, Tennessee, and as established by the Master Deed of record in Book 4753, Page 140 and as amended in Book 4980, Page 378, Book 5165, Page 781, Book 5172, Page 77, Book 4743, Page 258, Instrument of Termination in Book 5091, Page 39, Instrument No. 20040826-0103606, Instrument No. 20040428-0047940 and Instrument No. 20220316-0030899, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said unit.

Being the same property conveyed to Fred Craddock and wife Jeanette J. Craddock by Special Warranty Deed from Bank One, National Association, as Trustee of record in Instrument No. 20040628-0076530, Register's Office for Davidson County, Tennessee, dated June 22, 2004 and recorded on June 28, 2004.

Jeanette J. Craddock died on or about January 17, 2019, thereby vesting title in Fred Craddock by reason of their tenancy by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;

(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 216 Raintree Drive, 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 and assigns forever; and we so covenant with 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 is 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.

Dated this the 28th day of March, 2023.

Fred Craddock

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Fred Craddock,** 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 Mt. Juliet, Tennessee this 28th day of March, 2023.

Notary Public
My Commission Expires: October 25, 2026



Certificate of Authenticity

I, Joshua A. Terry, 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 2/28/2023.

Affiant Signature

3/29/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/29/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON