398

WARRANTY DEED

Karen Johnson Davidson County
Batch# 988951 DEEDWARR
04/05/2023 12 56 47 PM 13 pgs
Fees $68 00 Taxes $2,238 50

20230405-0024872

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF April, 2023

Notary Public

MY COMMISSION EXPIRES 9/2/24
(AFFIX SEAL)

DESIREE D. MAXWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No 2023-GTE-57

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO.(S)
Ashley Peate Trustee of the Ashley Peate Revocable Trust dated July 6, 2020	JP Morgan Chase Bank NA	072 10 0Y 00[illegible]
38 Colony Road	(NAME) 1111 Polaris Parkway	
(ADDRESS) Bridgeport, CT 06880	(ADDRESS) Columbus, OH 43240	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Taryn Crawford Hanehan as Executrix, and Michael Joseph Crawford, John Scott Crawford, Taryn Elizabeth Crawford Hanehan, and Darryl Thomas Crawford, who died on May 21, 2022, leaving one child Brittany Crawford, Devisees of the Last Will and Testament of E'Telca Lee Boyd Crawford, deceased** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Ashley Peate, Trustee of the Ashley Peate Revocable Trust dated July 6, 2020** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit·

Land in Davidson County, Tennessee, being Unit No. B on the plan of 2313 Northview Avenue Townhomes, a Horizontal Property Regime with Private Elements, established by the Declaration at Instrument No 20160419-0037786, Register's Office for Davidson County, Tennessee, and Site Plan shown in Exhibit "B" of said Declaration, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to E' Telca Lee Crawford, unmarried, by Warranty Deed from Derrick K Hudson and Silvia M. HUdson, husband and wife, of record in Instrument No 20210727-0100597, in the Register's Office of Davidson County, Tennessee, dated July 21, 2021, and recorded on July 27, 2021 The said E' Telca Lee Crawford died November 28, 2022, in St. Tammany Parish, Louisiana, as filed in Order of Succession No. 2222-31410, recorded in Instrument No 20230208-0009199, leaving Taryn Crawford Hanehan as Executrix, and Michael Joseph Crawford, John Scott Crawford, Taryn Elizabeth Crawford Hanehan, and Darryl Thomas Crawford, who died on May 21, 2022, leaving one child Brittany Crawford as devisee's of her estate. Taryn E Hanehan is one in the same as Taryn Elizabeth Crawford Hanehan, Taryn Hanehan and Taryn Crawford Hanehan. Taryn Hanehan has been given Power of Attorney to sign via Instrument Nos 20230208-0009200, 20230208-0009201 and 20230208-0009202, Register's Office for Davidson County, Tennessee

~~Thomas Crawford, who died on May 21, 2023, leaving one child Brittany Crawford as devisee of her estate.~~

Being the same property conveyed to Derrick K. Hudson and Silvia M. Hudson, husband and wife, by Warranty Deed from Rosemary Partners, LLC, of record in Instrument No. 20170622-0062866, in the Register's Office for Davidson County, Tennessee, dated June 20, 2017, and recorded on July 22, 2017.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2024 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 2315 Northview Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 3rd day of April, 2023.

GRANTOR:

Estate of E Telca Lee Crawford

By: Taryn E. Hanehan Executor
Taryn E. Hanehan, Executor

Michael Joseph Crawford by Taryn Hanehan, his Attorney-In-Fact
Michael Joseph Crawford by Taryn Hanehan, his Attorney-In-Fact

John Scott Crawford by Taryn Hanehan, his Attorney-In-Fact

John Scott Crawford by Taryn Hanehan, his Attorney-In-Fact

Brittany Crawford by Taryn Hanehan, her Attorney-In-Fact

Brittany Crawford by Taryn Hanehan, her Attorney-In-Fact

Taryn E. Hanehan

Taryn E. Hanehan

See Attached California Acknowledgements

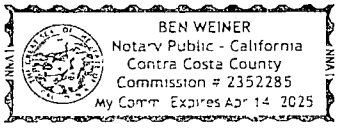
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California
County of Contra Costa

Subscribed and sworn to (or affirmed) before me on this 3rd day of April, 20 23, by Taryn E. Hanehan

_____,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me



(Seal)

Signature _____

ACKNOWLEDGMENT

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State of California
County of Contra Costa)

On April 3rd, 2023 before me, Ben Weiner - Notary Public
(insert name and title of the officer)

personally appeared Taryn E. Hanehan,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal

BEN WEINER
Notary Public - California
Contra Costa County
Commission # 2352285
My Comm. Expires Apr 14, 2025

Signature _____ **(Seal)**

ACKNOWLEDGMENT

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State of California
County of Contra Costa)

On April 3rd, 2023 before me, Ben Weiner - Notary Public
(insert name and title of the officer)

personally appeared Michael Joseph Crawford by Taryn Hanehan,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

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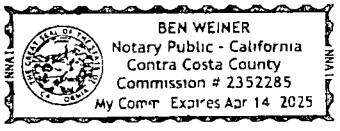
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County of Contra Costa

Subscribed and sworn to (or affirmed) before me on this 3rd day of April, 20 23, by Michael Joseph Crawford by Taryn Hanehan,
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(Seal)

Signature

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State of California
County of Contra Costa

Subscribed and sworn to (or affirmed) before me on this 3rd day of April, 2023, by John Scott Crawford by Taryn Hanehan,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me

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State of California
County of Contra Costa)

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(insert name and title of the officer)

personally appeared John Scott Crawford by Taryn Hanehan,
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State of California
County of Contra Costa

Subscribed and sworn to (or affirmed) before me on this 3rd day of April, 2023, by Brittany Crawford by Taryn Hanehan,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me

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(insert name and title of the officer)

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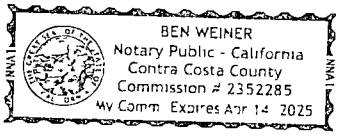
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State of California
County of Contra Costa

Subscribed and sworn to (or affirmed) before me on this 3rd day of April, 2023, by Taryn E. Hanehan,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me



(Seal)

Signature

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