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 $280,000.00

Affiant

VICTORIA CAMARENA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Subscribed and sworn to before me, this 11 day of April 2023.

Notary Public
My commission expires: 8/15/2026

Karen Johnson Davidson County
Batch# 991836 DEEDWARR
04/13/2023 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20230413-0027258

Address of New Owner:	Send Tax Bills to:	Tax Information
Kelly D. Johnson 2781 Riverbend Drive Nashville, TN 37214	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, **CRT Investments, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Kelly Denise Johnson, a single woman,** 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.

Further, being the same property conveyed to CRT Investments, LLC, a Tennessee limited liability company, by Warranty Deed from Monique L. Archibald, an unmarried woman, and Jason L. Archibald, an unmarried man, and Erick E. Archibald, an unmarried man, dated March 6, 2023 of record as Instrument No. 20230307-0016174, 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 11th day of April, 2023.

CRT Investments, LLC
A Tennessee limited liability company

By: Monica Pruitt
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me. the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Monica Pruitt**, **Authorized Representative for CRT Investments, LLC**, the within named bargainor, a Tennessee limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he. being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such **Authorized Representative**.

Witness my hand and official seal at Franklin, Tennessee, this the 11th day of April, 2023.

Notary Public

My Commission expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2023037673

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 4/11/2023.

Affiant Signature

4/13/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/13/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON