THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230344089**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $769,500.00. Pam Ast Affiant Subscribed and sworn to before me, this 27th day of April, 2023. Notary Public My Commission Expires: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Karen Johnson Davidson County
Batch# 997863 DEEDWARR
05/01/2023 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,847.15
20230501-0031823

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Heather Pomerantz and Brian Pomerantz 2822 22nd Avenue South Nashville TN 37215	Legacy Home Loans 1036 Stearman Dr Ste6 White House, TN 37188	Tax Parcel ID No. 117 02 0 196.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lassie McDonald Crowder, Trustee of the Lassie McDonald Crowder Revocable Trust dated July 31, 2018, Amended & Restated November 4, 2021** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Heather Scheibe Pomerantz and Brian Pomerantz, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 32 of Block No. 2 on the Plan of W. V. Davidson's Hillsboro Highlands Sections 2 & 3, as of record in Plat Book 843, Page 23, Register's Office for said County.

Said Lot No. 32 fronts 100 feet on the Easterly side of 22nd Avenue, South and runs back between parallel lines 165 feet to a dead line.

Being part of the same property conveyed to Lassie McDonald Crowder, Trustee of the Lassie McDonald Crowder Revocable Trust dated July 31, 2018, by Quitclaim Deed from Lassie McDonald Crowder, of record in Instrument No. 20211210-0164191, in the Register's Office of Davidson County, Tennessee, dated December 08, 2021 and recorded on December 10, 2021.

Being part of the same property conveyed to Lassie McDonald Crowder, by Quitclaim Deed from Lassie McDonald Crowder, Trustee of the Crowder Family Trust under the Will of William B. Crowder, of record in Instrument No. 20190417-0035527, in the Register's Office of Davidson County, Tennessee, dated April 12, 2019 and recorded on April 17, 2019.

Being part of the same property conveyed to Lassie McDonald Crowder, Trustee of the Crowder Family Trust under the Will of William B. Crowder, by Executor's Quitclaim Deed from Lassie McDonald Crowder, Executor of the Estate of William B. Crowder deceased, of record in Instrument No. 20190417-0035411, in the Register's Office of Davidson County, Tennessee, dated April 12, 2019 and recorded on April 17, 2019.

Being part of the same property conveyed to William Brown Crowder and Lassie M. Crowder, as tenants in common (and not as tenants by the entirety and not as joint tenants with rights of survivorship), by Quitclaim Deed from Stephanie J. Edwards, Trustee, of record in Instrument No. 20080214-0014797, in the Register's Office of Davidson County, Tennessee, dated February 11, 2008 and recorded on February 14, 2008. The said William Brown Crowder died on April 16, 2016 [testate], devising subject property to the Crowder Family Trust. See Probate Case No. 16P-799, Davidson County, in the Seventh Circuit Court.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W. V. Davidson's Hillsboro Highlands Sections 2 & 3, as recorded in Plat Book 843, Page(s) 23.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4058, Page 511.

This is improved property located at 2822 22nd Avenue South Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of April, 2023.

Lassie McDonald Crowder Revocable Trust dated July 31, 2018, Amended & Restated November 4, 2021

Lassie McDonald Crowder Trustee

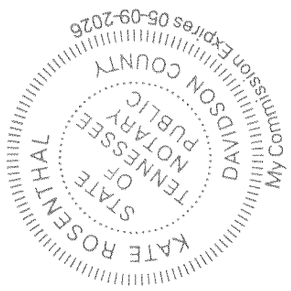
BY: Lassie McDonald Crowder, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lassie McDonald Crowder, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee for Lassie McDonald Crowder Revocable Trust dated July 31, 2018, Amended & Restated November 4, 2021, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of April, 2023.

Notary Public
My Commission Expires: _____



True Copy Certification

I, John W. Bishop, 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 this the 27 day of April, 2023.

Affiant Signature
Date 4/27/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27 day of April, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026