FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00 Affiant Notary My Commission Expires: SUBSCRIBED AND SWORN TO BEFORE ME THIS ____, 20__.

Karen Johnson Davidson County
Batch# 1002623 DEEDWARR
05/12/2023 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20230512-0035597

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

WARRANTY DEED

This Instrument Prepared By and Return To:

TRANSFORMATION TITLE AND ESCROW
1811 Memorial Circle, Clarksville, Tennessee 37043

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Nicholas Poore Breanne Poore 4908 Indian Summer Drive Nashville, TN 37207	New Owner	032 09 0B 001.00

THIS WARRANTY DEED OF REALTY, executed as of May ___, 2023, by **Anthony Crockett and Aleisha Johnson-Crockett, husband and wife,** (collectively the "Grantor"), for consideration paid, grant to **Nicholas Poore and Breanne Poore, husband and wife,** (collectively the "Grantee")

WITNESSETH:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantee, to have and to hold to him or her, and to his or her heirs and assigns forever, in fee simple, certain real property situated at 4908 Indian Summer Drive, Nashville, Tennessee 37207, and bounded and described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of First Revision of Quail Ridge Phase One, Section Seven of record in Instrument No. 20060627-0076568, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anthony Crockett and Aleisha Johnson-Crockett, husband and wife, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20061211-

0152333, in the Register's Office of Davidson County, Tennessee, dated November 14, 2006 and recorded on December 11, 2006.

That Grantors (1) covenants that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2023 taxes which are prorated and Grantee assumes; and (b) bylaws, covenants, zoning regulations, building restrictions and setback lines, utility and drainage easements and all other matters as shown by record; (2) will forever warrant and defend the title unto Grantee and to his heirs and assigns against all lawful claims; subject, however, to all enforceable restrictions and easements of record; and (3) will give possession of said property with deed.

In WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

GRANTOR

Anthony Crockett

Aleisha Johnson-Crockett

STATE OF TENNESSEE :
COUNTY OF Montgomery :

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named Anthony Crockett and Aleisha Johnson-Crockett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this May 11, 2023.

My Commission Expires: 4/18/26

TAIRA MASSEY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 5/11/2023 (date of document).

Regina Sullo
Affiant Signature

5/12/2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 12th day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL



202305120035597