WHEN RECORDED RETURN TO:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File No. S-1171-MC

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1010543 DEEDWARR
06/02/2023 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $791.80
20230602-0041891

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

MJ-BR-23-121

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 3-6-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
TN Investment Group, LLC, a Tennessee limited liability company	**NEW OWNER**	
(NAME)	(NAME)	**148-03-0-107-00**
3533 Union Village Rd	**NEW OWNER**	
(ADDRESS)	(ADDRESS)	
Thompson's Station TN 37179		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANNETTE ROBECK AS GUARDIAN FOR LOGAN CHASE WITEOF AND WILLIAM WITEOF, PERSONAL REPRESENTATIVE OF THE ESTATE OF LORETTA SUE CROSBY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TN INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee:

Lot 711, Plan of Section Seven, Cherokee Hills, as shown on plat of record in Plat Book 3842, Page 72, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Said Lot 711 fronts 79.00 feet on the southerly margin of Cherokee Court and extends back 157.0 feet on the westerly line and 165.6 feet on the easterly line to a dead line in the rear, measuring 52.00 feet thereon.

Being the same property conveyed to Loretta Sue Crosby and husband, Paul I. Crosby by Warranty deed from Harris Tucker and wife, Joyce Tucker of record in Book 77850, page 391, Register's Office for Davidson County, Tennessee, dated May 25, 1989 and recorded on May 26, 1989.

Said Paul I. Crosby became deceased on May 06, 1997, vesting Loretta Sue Crosby as surviving tenant. Loretta Sue Crosby having since died testate on 2/15/2019 with her interest in the subject property vesting in Logan Chase Witeof, Devisee under her duly probated Last Will and Testament in Docket No. 2020PR334 in the Probate Court of Wilson County Tennessee Probate Division.

The said Logan Chase Witeof currently being a minor. His duly appointed Guardian conveying his interest on his behalf per Amended Order in Docket 23 P 695 in The Probate Court for Davidson County, Tennessee at Nashville.

William J. Witeof joins in this conveyance as Personal Representative of the Estate of Loretta Sue Crosby in order to convey any interest the Estate may have in said property, as evidenced in Docket No. 2020PR334 in the Probate Court of Wilson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2023, and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 3242, Page 72, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4037, Page 583, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **121 Cherokee Court, Antioch, Tennessee 37013-2607.**

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 31st DAY OF MAY, 2023.

Annette Robeck as Guardian for Logan Chase Witeof

Annette Robeck as Guardian for Logan Chase Witeof

Estate of Loretta Sue Crosby

William Witeof, Personal Representative of the Estate of Loretta Sue Crosby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNETTE ROBECK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of May, 2023.

Brian D. Mitchell

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM WITEOF, PERSONAL REPRESENTATIVE of THE ESTATE OF LORETTA SUE CROSBY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 31st day of May, 2023.

Brian D. Mitchell

Notary Public

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 5/31/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 5/31/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of May, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

