THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 230544662** Karen Johnson Davidson County Batch# 1036678 DEEDWARR 08/09/2023 03:49:30 PM 3 pgs Fees: $18.00 Taxes: $1,110.00 20230809-0061859	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Affiant Subscribed and sworn to before me, this 8th day of August, 2023. Notary Public My Commission Expires: _____ JENNIFER MCEWEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-01-2025

WARRANTY DEED

Address New Owner: Deprea Crane 121 Hermitage Woods Drive Hermitage TN 37076	Send Tax Bills To: Rocket Mortgage, LLC 1050 Woodward Ave Detroit, MI 48226	Tax Information: Tax Parcel ID No. 086 11 0A 063.00

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, **Tiffany Frensley, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Deprea Crane , a single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit Number 4, Building Number 1, in Raintree Village, (a Condominium) created under Chapter 27, Title 64, of the Tennessee Code Annotated, as amended and as established by a Master Deed of record in Book 4753, Page 140 and as amended in Book 4980, Page 378; Book 5165, Page 781; Book 5172, Page 77; Instrument No. 20220316-0030899, Register's Office for Davidson County, Tennessee and as shown on the plat of Hermitage Woods Condominium Apartments, Phase II and II-A of record in Book 4675, Pages 36 through 38, in said Register's Office, to which reference is hereby made. Garage Number 1-4-G is a limited common element for the exclusive use of the occupant of said unit.

Being the same property conveyed to David W. Frensley, unmarried, by Warranty Deed from Ilse H. Temple unmarried, of record in Book 8338, Page 21, in the Register's Office of Davidson County, Tennessee, dated April 18, 1991 and recorded on April 25, 1991. Also see Affidavit of Heirship of record in Instrument Nos. 20220729-0086707 and 20220729-0086708, Register's Office of Davidson County, Tennessee. The said David W. Frensley Having since died on March 22, 2022, leaving as heir, his daughter, Tiffany Frensley. See Probate Case 22P1423, Davidson County, Probate 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.

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 Hermitage Woods Phase 2, as recorded in Plat Book 4460, Page(s) 147.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hermitage Woods Phase 2A, as recorded in Plat Book 4460, Page(s) 179.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase 2 and 2A, Hermitage Woods, Condominium Apartments, as recorded in Plat Book 4675, Page(s) 36-38 and as Revised in Plat Book 4860, Pages 62-64.

Declaration of Covenants, Conditions and Restrictions recorded in Book 4743, Page 258. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into

the Master Deed establishing Hermitage Woods, Phase II (Raintree Village) Condominium of record in Book 4753, Page 140, as amended by instrument(s) of record in Book 4980, Page 378; Book 5165, Page 781; Book 5172, Page 77 and Instrument No. 20220316-0030899 and Termination Recorded in Book 5091, Page 39 and further Waving and Abolishing Recorded in Instrument No. 20040428-0047940 and as amended in Instrument No. 20040826-0103606; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Agreement For Dedication of Sanitary Sewer Easement as set forth in instrument recorded in Book 5193, Page 821.

Easement for Utility Anchor, recorded in Book 5578, Page 752.

This is improved property located at 121 Hermitage Woods Drive Hermitage TN 37076

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 8th day of August, 2023.

Tiffany Frensley

Tiffany Frensley

STATE OF Tennessee
COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tiffany Frensley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of August, 2023.

K Miller

Notary Public
My Commission Expires: 1/11/26

KIMBERLY A MILLER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires 01-11-2026

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 08/08/23 (date of document).

Affiant Signature

08/09/23

Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 9th day of August, 2023

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL