RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1038286 DEEDWARR
08/15/2023 09 45 05 AM 2 pgs
Fees $13 00 Taxes $1,831 50

20230815-0063361

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14 DAY OF August 2023

Notary Public

My Commission Expires 10/2/2026

MY COMMISSION EXPIRES: 6-29-27 (AFFIX SEAL)

JOANNA J HORVAT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Robert Edward Crandall III and Sidney Crandall		
(NAME) 114 Holly Forest	(NAME) SAME AS NEW OWNER	142-08-0A-008 00-CO
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOHN C. BISSELL AND MARCUS E. HAYES, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT EDWARD CRANDALL III AND SIDNEY CRANDALL, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, Being Unit No. 8 of Phase I, Coronado Town Home Condominiums, a Horizontal Property Regime, as of record in Plat Book 4860, Page 26, Register's Office for Davidson County, Tennessee further described in and made subject to Master Deed of record in Book 4901, page 679; amended in Book 5202, Page 329; Second Amendment in Book 5306, Page 241; 3rd Amendment of record in Book 5522, Page 675; and 4th Amendment in Book 5869, Page 269, said Register's office; to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John C. Bissell and Marcus E. Hayes, both unmarried, as joint tenants with right of survivorship by Warranty deed from Malcolm Atkins and wife, Christine Atkins of record in Book 10095, page 529, Register's Office for Davidson County, Tennessee, dated June 21, 1996 and recorded on June 24, 1996.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 114 Holly Forest, Nashville, TN 37221

(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 14 day of August, 2023

JOHN C BISSELL

MARCUS E HAYES

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John C Bissell and Marcus E Hayes, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal this 14 day of August, 2023.

Commission expires

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23