Prepared by
Tennessee Title & Escrow Affiliates LLC
206 Gothic Court Suite 300
Franklin TN 37027

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater for this transfer is $231 000 00

Affiant

Subscribed and sworn to before me this 15 day of August 2023

Notary Public
My commission expires 6-17-2024

Address of New Owner.	Send Tax Bills to	Tax Information
CRT Investments, LLC 5304 Patience Drive Smyrna, TN 37167	New Owner	072-14-0-027 00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10 00) cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations the receipt of which is hereby acknowledged, **Mary C. Dillard, an unmarried person,** hereinafter referred to as Grantor(s), have bargained and sold and do hereby transfer and convey to **CRT Investments, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County State of Tennessee described as follows

Land in Davidson County Tennessee being Lot No 17 on the Plan of Neldia Heights of record in Book 2663 page 47 Register's Office for Davidson County Tennessee, described as follows

Said Lot No 17 fronts 82 94 feet on the easterly side of Neldia Court and runs back 175 3 feet on the northerly line and 173 3 feet on the southerly line to a point

Being the same property conveyed to Mary C Dillard a single person by Warranty Deed from Odie Eugene Sage and wife Frances Sage dated Septmeber 8 1977 of record in Book 5199 page 481 Register's Office for Davidson County Tennessee

This conveyance is made subject to the real estate taxes for the current year which have been prorated and assumed by Grantee and such liens limitations restrictions and easements as may affect the premises Subject to the easements and restrictions of record in the Register's Office for Davidson County Tennessee

This property is improved property known as 2603 Neldia Court Nashville TN 37206

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 Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out Grantor(s) do further covenant and bind themselves their heirs assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever

Karen Johnson Davidson County
Batch# 1038818 DEEDWARR
08/16/2023 09 14 56 AM 2 pgs
Fees $13 00 Taxes $854 70

20230816-0063729

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 the 15th day of August, 2023

Mary C. Dillard

Mary C Dillard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary C. Dillard**, the bargainor(s), 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 and official seal at Franklin, Tennessee, this the 15th day of August, 2023

Notary Public

My Commission expires 6-17-2024

FILE NO 2023087764

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY