Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1039419 **DEEDWARR**
08/17/2023 10 49 56 AM 2 pgs
Fees $13 00 Taxes $2,590 00

20230817-0064209

File #23-TC-5119-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF August , 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

HOLLY WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Karen Christin Glass	New Owner	
(NAME) 5119 Illinois Avenue	(NAME)	**091-11-0I-002.00-CO**
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(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, **LINDSAY CROWLEY AND JAMES CROWLEY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KAREN CHRISTIN GLASS, SOLE OWNERSHIP** 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 in Davidson County, Tennessee, being Unit No B, together with the appurtenant interest in the common elements of 52nd Avenue North Townhomes, a Horizontal Property Regime with private elements established by Declaration in Instrument No 20150821-0084862 and amended in Instrument No 20160726-0076817, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon Lot No 1104 of Block 162 on the Map of Plan No 1 West Nashville of record in Plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Lindsay Millar and James Crowley, both unmarried, as tenants in common with right of survivorship by Warranty deed from Bradley Smith and Virginia Smith, husband and wife of record in Instrument No 20210205-0017163 Register's Office for Davidson County, Tennessee, dated January 29, 2021 and recorded on February 05, 2021 Lindsay Millar and James Crowley have since married Lindsay Miller is nka Lindsay Crowley

This conveyance is subject to

* Taxes for the year 2023, a lien not yet due and payable
* Subject to all matters shown on the Plan of record in Plat Book 57, Page 74 and 75, Register's Office for Davidson County, Tennessee
* Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150821-0084862, and amended in Instrument No 20160726-0076817, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
* Easements reserved in the Amendment No 2 to Metro Ordinance No 089-835 of record in Book 7922, Page

832, in the Register's Office for Davidson County, Tennessee.
* Restrictive Covenant for Detached Structure of record in Instrument Number 20150817-0082599, in the Register's Office for Davidson County, Tennessee.
* Charter of record in Instrument Number 20150821-0084861, in the Register's Office for Davidson County, Tennessee.
* Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
* Subject to rights of others in and to the common areas and/or elements.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as. **5119 Illinois Avenue, Nashville, TN 37209**

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 16th day of August, 2023

Lindsay Crowley

James Crowley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of August, 2023, before me personally appeared Lindsay Crowley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of August, 2023.

Notary Signature
My commission expires

C LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of August, 2023, before me personally appeared James Crowley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of August, 2023.

Notary Signature
My commission expires

C LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

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