Karen Johnson Davidson County
Batch# 1042969 DEEDWARR
08/25/2023 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,024.90
20230825-0066749

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $277,000.00

Affiant

Subscribed and sworn to before me this 25 day of August 2023.

Notary Public
My commission expires: 9-8-2025

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025

Address of New Owner:	Send Tax Bills to:	Tax Information
Morgan Group, LLC 1203 Kirkwood Avenue Nashville, TN 37212-5921	Same As 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, **CRT Investments, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Morgan Group, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in 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 CRT Investments, LLC, a Tennessee limited liability company, by Warranty Deed from Mary C. Dillard, an unmarried person, dated August 15, 2023 of record Instrument No. 20230816-0063729, 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 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.

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 25th day of August, 2023.

CRT Investments, LLC
A Tennessee limited liability company

By: Monica Thompson
Its: Sole Member

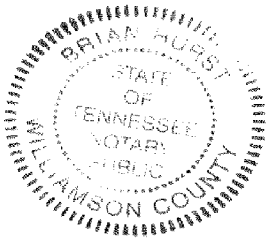
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Monica Thompson, Sole Member for CRT Investments, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Sole Member.

Witness my hand and official seal at Franklin, Tennessee, this the 25th day of August, 2023.

Notary Public

My Commission expires: 6-17-2024



FILE NO: 2023087770

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 25th day of August, 2023

Robert L. Scruggs, Affiant — Date 8/25/2023

State of **Tennessee**
County of **Davidson**

Sworn to and subscribed before me this the 25th day of August, 2023

Notary's Signature

My Commission Expires 9.8.2025

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025