Karen Johnson Davidson County
Batch# 1044628 DEEDWARR
08/31/2023 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,302.40
20230831-0068175

This Instrument Prepared by:
Legends Title Services, LLC
105 Industrial Drive, Ste. 7
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Kenneth Petty-Merring
408 Barclay Square Cir
Antioch, TN 37013

SEND TAX BILL TO:
Bank of Tennessee
PO Box 4980
Johnson City, TN 37062-4980

MAP/PARCEL 149-05-0-033.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Theresa J. Crino, married and Caleb S. Crino, unmarried, as tenants in common with rights of survivorship, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Kenneth Petty-Merring, unmarried man, hereafter called the GRANTEES,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of Section 3, Barclay Square of record in Plat Book 4675, Page 154, as amended in Book 4995, Page 682, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Theresa J. Crino, married and Caleb S. Crino, unmarried, as tenants in common with rights of survivorship by Warranty deed from Maghan Michelle Eversmith f/k/a Maghan Michelle Everidge and Caleb Ernest Eversmith f/k/a Caleb Ernest Smith, wife and husband and Shona Smith, a married woman of record in Instrument No. 20201123-0137510 Register's Office for Davidson County, Tennessee, dated November 19, 2020 and recorded on November 23, 2020.

" The above-referenced parcel is not now nor has it ever been, the primary residence of Theresa J. Crino.

This is improved property known as: **408 Barclay Square Cir, Antioch, Tennessee 37013.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever.
Possession to be given 29th day of August, 2023.

WITNESS MY HAND on this the 29th day of August, 2023.

Theresa J. Crino

Caleb S. Crino

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Theresa J. Crino and Caleb S. Crino,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 29th day of August, 2023.

NOTARY PUBLIC

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

My Commission Expires: 3-2-25

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $352,000.00.

AFFIANT

Subscribed and sworn to before me this the 29th day of August, 2023.

NOTARY PUBLIC

My Commission Expires: 8-10-2027

File No: 230297

True Copy Certification

I, **Tonya Cherry,** 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 29 day of August, 2023.

Affiant Signature
Date 8-30-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of August, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-10-2027

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON