WARRANTY DEED

Karen Johnson Davidson County
Batch# 1045248 DEEDWARR
09/01/2023 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20230901-0068776

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $650,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF AUGUST, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 23-2993LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Jennifer Danielson		091 13 1V 001.00
531 Croley Drive, Unit A	**same as new owner**	
Nashville, TN 37209		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BRIAN CHESTER AND CURTIS GROVES*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JENNIFER DANIELSON, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 531 Croley Drive, Unit A, 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/or 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/or 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 our hand on the 30th day of August, 2023.

Brian Chester

Curtis Groves

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, BRIAN CHESTER AND CURTIS GROVES, 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 30th day of August, 2023.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

file # 23-2993LA

EXHIBIT A - LEGAL DESCRIPTION

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 531 Croley Drive Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 531 Croley Drive Townhomes, a Horizontal Property Regime, of record in Instrument No. 20210817-0111418, in the Registers Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Brian Chester and Curtis Groves, by Warranty Deed from Curtis Groves, of record in Instrument No. 20210903-0118691, in the Register's Office of Davidson County, Tennessee, dated August 31, 2021 and recorded on September 03, 2021.

Being a part of the same property conveyed to Curtis M. Groves, by Quitclaim Deed from Faith J. Groves, of record in Instrument No. 20181109-0110892, in the Register's Office of Davidson County, Tennessee, dated November 07, 2018 and recorded on November 09, 2018.

Being a part of the same property conveyed to Curtis M. Groves, married, by Warranty Deed from Isaac P. Connor and wife, Cleddie J. Connor, of record in Instrument No. 20050930-0117795, in the Register's Office of Davidson County, Tennessee, dated September 29, 2005 and recorded on September 30, 2005.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Crolywood Subdivision, Section - II, as recorded in Plat Book 1130, Page(s) 100.

3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210817-0111418.

Certificate of Authenticity

I, Elizabeth Yerger, 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 **August 30, 2023**.

Affiant Signature

September 1, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

1st day of **September**, 20**23**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024