Karen Johnson Davidson County
Batch# 1048579 **DEEDWARR**
09/11/2023 02 46 55 PM 2 pgs
Fees $13 00 Taxes $2,478 63

20230911-0071217

WARRANTY DEED

KARPINSKY-H23242

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $669,900 00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 6th DAY OF September, 2023

(Affix Seal) Notary Public

My Commission Expires 6/7/25

BRANDON M SCHNEIER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY ~~and PLEASE RETURN TO~~
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners	Send Tax Bills To	Tax ID#
Alexa Karpinski	NEW OWNER	091 14-0B-034 00 CO
443 Patina Circle		
Nashville, TN 37209		

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, I/we, JOHN S. CRABTREE AND WIFE, MACKENZIE EVANS CRABTREE AND REAVES M. CRABTREE, A MARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ALEXA KARPINSKI, A SINGLE WOMAN hereinafter called the Grantee(s), their heirs 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 Lot No. 25 on the Plan of Final Plat of Patina Subdivision, Phase 2 of record in Plat at Instrument No. 20080812-0083055, 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 John S. Crabtree, an unmarried man and Reaves M. Crabtree, a married man by deed from Melissa K. Hammel, an unmarried woman of record in Inst. #201606290066339, recorded on 06/29/2016, Register's Office for Davidson County, Tennessee.

John S. Crabtree is now married to Mackenzie Evans Crabtree.

Said property was not a marital residence of Reaves M. Crabtree.

( ) unimproved
This is(X) improved property known as 443 Patina Circle, Nashville, Tennessee 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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-BE-23-443

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 Instrument No 20080812-0083055, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

Witness my/our hand(s) this 6th day of September, 2023 .

John S. Crabtree

Reaves M. Crabtree

Mackenzie Evans Crabtree

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Brandon M. Schneider, a Notary Public in and for said County and State, the within named JOHN S. CRABTREE and MACKENZIE EVANS CRABTREE AND REAVES M CRABTREE, 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 Sumner County, Tennessee, this 6th day of September, 2023.

Notary Public

My Commission Expires: 6/7/25

BRANDON M SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY