(1)

This instrument prepared by
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number 4-2101-TC

Prepared by
Record and Return to
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1057751 DEEDWARR
10/04/2023 01 50 16 PM 2 pgs
Fees. $13 00 Taxes. $1,674 25

20231004-0078179

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $452,500 00

Affiant

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires Sep. 21, 2026

Subscribed and sworn to before me, this the 3rd day of October, 2023

Notary Public
My Commission Expires

Address New Owner(s)	Send Tax Bills To.	Map-Parcel Number(s)
Stephen Delaney and Cristina Delaney 3641 Crossbrooke Drive Nashville, TN 37221	New Owner	141 06 0C 068 00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Heather M. Hendrickson, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Cristiana Delaney and Stephen Delaney, wife and husband**, hereinafter called the Grantees, their heirs and assigns, a 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 56 on the Plan of Riverbridge Community Phase 1B, A Planned Unit Development of record in Instrument No 20030709-0094605, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description

Being the same property conveyed to Heather M Hendrickson, an unmarried woman, by Warranty Deed from Beazer Homes Corp , DBA Phillips Builders, a Tennessee Corporation, of record in Instrument No 20040510-0052848, in the Register's Office of Davidson County, Tennessee, dated April 26, 2004 and recorded on May 10, 2004

This is improved property located at **3641 Crossbrooke Drive, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year **2024**, and thereafter, a lien not yet due and payable The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes, 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions, and 6) other matters of public record

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of October, 2023

GRANTOR

Heather M Hendrickson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Heather M Hendrickson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 3rd day of October, 2023

Notary Public
My Commission expires 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY