Karen Johnson Davidson County
Batch# 1072691 DEEDWARR
11/16/2023 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $987.90
20231116-0089425

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $267,000.00

Affiant

Subscribed and sworn to before me, this 16 day of November, 2023.

Notary Public
My commission expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Theresa Joan Crino **Steven Nicholas Crino**		**149050A20900CO**
209 Pepper Ridge Cir		
Antioch, TN 37013		

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

Timothy Eldred, unmarried man

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

Theresa Joan Crino and Steven Nicholas Crino, wife and husband, as joint tenants with right of survivorship

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 Unit No. 209, on the Plan of Pepper Ridge Condominiums, Phase Eight, of record in Book 8250, Page 304, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Timothy Eldred and Anita M. Eldred, husband and wife, as tenants by the entirety, by Quitclaim Deed from Timothy Eldred, a married man, dated July 22, 2021, of record in Instrument No. 20210726-0099606, in the Register's Office for Davidson County, Tennessee. Anita M Eldred did May 4, 2022, leaving Timothy Eldred as the sole surviving tenant.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easements of record in Book 7061, Page 168, Book 7505, Page 804, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 209 Pepper Ridge Cir, Antioch, TN 37013.

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 in 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. 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.

Timothy Eldred by Dayl Eldred
His Attorney in Fact

_____ Date: 11/14/23

Timothy Eldred
By: Darryl Eldred
His Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Darryl Eldred with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Timothy Eldred, and is authorized by him to execute this instrument on his behalf by virtue of a Power of Attorney recorded in Book _____, Page 202311160089424, in said Register's Office.

Witness my hand, at office, this 14th day of November 2023.

_____
NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Certificate of Authenticity

I, Joshua A. Terry, 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 11/14/23.

Affiant Signature – Joshua A. Terry

11/16/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/16/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27