Karen Johnson Davidson County
Batch# 1072742 DEEDWARR
11/16/2023 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,801.90
20231116-0089500

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-4114

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $487,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of November, 2023

Notary Public

Commission Expires: 9/15/27

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Moneshiuna Perry 109 Dueler Drive Hermitage, TN 37076	Ameris Bank, ISAOA-ATIMA 1000 Corporate Centre Drive Suite 120 Franklin, TN 37067	076-01-0D-084.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Jordan Keith Crews and Rachel M. Crews, fka Rachel M. Sims, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Moneshiuna Perry, unmarried woman

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:

Being all of Lot No. 84 on the Final Plat of Heritage Hills, Phase 3, (Planned Unit Development) of record in Plat at Instrument No. 20171004-0102057, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Jordan Keith Crews, single man by Warranty deed from Ole South Properties, Inc., a Tennessee corporation of record in Instrument No. 20180925-0094895 Register's Office for Davidson County, Tennessee, dated September 13, 2018 and recorded on September 25, 2018. (Value of consideration shown in aforementioned deed $280,209.00.)

Being the same property conveyed to Jordan Keith Crews, a single man and Rachel M. Sims, a single woman, as joint tenants in common with rights of survivorship by Quitclaim deed from Jordan Keith Crews, a single man of record in Instrument No. 20210625-0086332 Register's Office for Davidson County, Tennessee, dated June 21, 2021 and recorded on June 25, 2021. (Value of consideration shown in aforementioned deed $0.00.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 109 Dueler Drive, Hermitage, TN 37076

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 so 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. 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.

Dated this the 15th day of November, 2023.

Jordan Keith Crews

Rachel M Crews fka Rachel M Sims

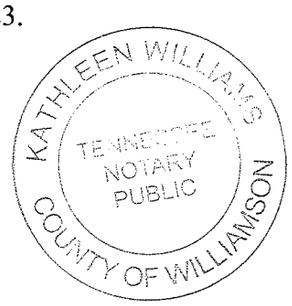
Rachel M. Crews, fka Rachel M. Sims

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of November, 2023, before me personally appeared Jordan Keith Crews and Rachel M Crews fka Rachel M. Sims, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of November, 2023.

Notary Signature
My commission expires: 5-10-27



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 11/15/23.

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