THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 231146333** Karen Johnson Davidson County Batch # 1083905 **DEEDWARR** 12/19/2023 02:03:28 PM 2 pgs Fees: $13.00 Taxes: $2,830.50 20231219-0097871	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $765,000.00. Affiant Subscribed and sworn to before me, this 15th day of December, 2023. Notary Public My Commission Expires:

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

WARRANTY DEED

Address New Owner: Amy H. Brown and Reagan D. Brown 528 Croley Drive Nashville TN 37209	Send Tax Bills To: Amy H. Brown & Reagan D. Brown 143 Ashington Circle Hendersonville, Tn 37075	Tax Information: Tax Parcel ID No. 091 13 2U 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **S&J Building Group, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amy H. Brown and Reagan D. Brown, wife and husband**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 528 of 526-528 Croley Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 526-528 Croley Drive, a Horizontal Property Regime, of record in Instrument Number 20220401-0038097, in the Register's 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 part of the same property conveyed to S&J Building Group LLC, by Warranty Deed from Kathleen Elizabeth Longsmith and Mark Christopher Smith, husband and wife, of record in Instrument NO. 20220408-0041336, in the Register's Office of Davidson County, Tennessee, dated April 07, 2022 and recorded on April 08, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2024 and thereafter, not yet due and payable.

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

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.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20220401-0038097.

This is improved property located at 528 Croley Drive Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 15th day of December, 2023.

S&J Building Group, LLC

Shannon Ryan

By: Shannon Ryan, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Shannon Ryan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Member of S&J Building Group, LLC, the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in her above-stated capacity.

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

Notary Public

My Commission Expires: _____

