Karen Johnson Davidson County
Batch# 1097153 DEEDWARR
02/02/2024 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,655.75
20240202-0007320

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#Z57-29

ADDRESS NEW OWNER:
Kirsten Jacobson-Croak
1207 Ardee Avenue
Nashville, TN 37216

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
SWBC Mortgage Corp.
117 Seaboard Lane, Suite F-205
Franklin, TN 37067

Parcel ID:
061-15-0-078.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Purple Doors LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Kirsten Jacobson-Croak and Brian Croak, wife and husband**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 29, of Block "C" on the Map of the Re-Subdivision of Sunnymeade Unit No. 1, Subdivision of Sunnymeade Unit No. 2, of record in Book 974, Pages 56 and 57, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 29 fronts 50 feet on the Northerly margin of Ardee Avenue, and extends back 256.6 feet on the Westerly line, and 259.1 feet on the Easterly line, to a line in the rear measuring 50 feet thereon.
>
> Being the same property conveyed to Purple Doors LLC, a Tennessee Limited Liability Company by deed dated July 29, 2022 from Janet F. Blackmon, unmarried, recorded August 2, 2022, and of record in Instrument Number 20220802-0087901, Register's Office for Davidson County, Tennessee.

This is improved property known as 1207 Ardee Avenue, Nashville, TN 37216. Possession is to be given on February 1, 2024.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 31st day of January 2024.

Corey Lavinder, President, Purple Doors LLC,
a Tennessee Limited Liability Company

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Corey Lavinder** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **President of Purple Doors LLC,** the within named bargainor, a limited liability company, and that he as such President, with the authority so to do, executed the within instrument for the purposes therein contained by signing the name of the limited liability company as such President.

WITNESS my hand and official seal at office this 31st day of January 2024.

NOTARY PUBLIC

J. DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 3/2/25

* * * * * *

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is **$447,500.00**.

AFFIANT

Subscribed and sworn to before me on this 31st day of January 2024.

NOTARY PUBLIC

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027

My Commission Expires: 6/29/27

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman, do hereby make oath that I am licensed attorney and/or 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 the law on 1/31/24.

Jennifer A Hoffman

AFFIANT

DATE: 2/1/24

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 1st day of February, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/29/27

