Karen Johnson Davidson County
Batch# 1100147 DEEDWARR
02/12/2024 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $74.00
20240212-0009719

Prepared by:
Cain & Associates, PLLC
206 Gothic Court, Ste 300
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $20,000.00

Affiant

Subscribed and sworn to before me, this 9th day of Feb, 2024.

Notary Public
My commission expires: 6-17-2024

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Monica Thompson 5304 Patience Drive Smyrna, Tn 37167	New Owner	149-15-0B-031.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **CRT Investments, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Monica Thompson, an unmarried woman, an Joya Jones, an unmarried woman** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Cambridge Forest Townhomes, of record in Instrument No. 20020213-0018958, Revised in Instrument No. 20020710-0083055 and Instrument No. 20040224-0020966, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to CRT Investments, LLC, a Tennessee limited liability company, by Special Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, dated December 29, 2023 of record as Instrument No. 20231229-0100259, Register's Office for Davidson County, Tennessee.

This property is improved property known as: **1515 Bridgecrest Drive, #101, Antioch, TN 37013**.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee

simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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.

WITNESS my hand this 7th day of February, 2024.

CRT Investments, LLC
A Tennessee limited company

Monica Thompson

By: Monica Thompson
Its: Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Monica Thompson, Member for CRT Investments, LLC**, the within named bargainor being a **Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Member.

Witness my hand, at office, this 7th day of February, 2024.

Notary Public

My commission expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Trey Cain, 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 February 7, 2024 (date of document).

Affiant Signature

2-7-2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7th day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2024

NOTARY'S SEAL

BRIAN HURST
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY