Karen Johnson Davidson County
Batch# 1100612 DEEDWARR
02/13/2024 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,391.20
20240213-0010007

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$376,000.00**. **Affiant** Subscribed and sworn to before me, this **12th day of February, 2024.** **Notary Public** **My commission expires:** 3-3-26

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
HON JV III Titleholder, LLC **8333 Douglas Avenue, Ste. 925** **Dallas, TX 75225**	**New Owner(s)**	**181 14 0A 082.00**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Lynda Steele Crane and husband, Robert Case Milton**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **HON JV III Titleholder, LLC, a Texas Limited Liability Company**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit 82 on the plan of The Villas at Concord Place, Phase 2, as shown on Exhibit A-1 to the Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20050922-0114218; as Supplemented in Instrument Number 20060328-0035297, Instrument No. 20060501-0049958; Instrument No. 20070130-0012170; Instrument No. 20071129-0138690; Scriveners Affidavit recorded in Instrument No. 20071213-0143550; Further supplemented in Instrument No. 20080226-0018882; Corrected in Instrument No. 20080318-0027346; and as amended in Instrument No. 20061228-0160255 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Lynda Crane, an unmarried woman, by Warranty Deed from James Colvin and wife, Angie M. Colvin, of record in Instrument No. 20130806-0082028, in the Register's Office of Davidson County, Tennessee, dated August 01, 2013 and recorded on August 06, 2013. Lynda Crane being one and the same person as Lynda Steele Crane. The said Robert Case Milton hereby joins in this conveyance to convey any and all interest he may have, marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is **improved** property known as **8275 Rossi Road, Brentwood, TN 37027**.

HE-2024-045

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.

Witness my/our hand(s) this **12th day of February, 2024.**

Lynda Steele Crane
Lynda Steele Crane

Robert Milton Case
Robert Milton Case

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 12th day of February, 2024, before me personally appeared Lynda Steele Crane and Robert Milton Case, 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 12th day of February, 2024.

Jacqueline G Brown
Notary Signature
My commission expires: 11/3/25



HE-2024-045

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 12, 2024** (date of document).

Affiant Signature

February 13, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 13th day of February, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25