Karen Johnson Davidson County
Batch# 1101872 DEEDWARR
02/16/2024 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20240216-0010931

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. APRIL 23, 2026

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH24-07229

Address of New Owner:	Send Tax Bills to:	Tax Information:
Justin Mark Richards 125 Vandiver Dr. Madison, TN 37115	Legacy Home Loans dba Steadfast Mortgage 1036 Stearman Dr. Ste. 6 White Horse, TN 37188	Tax Map(s): 043 12 0 066.00 Parcel ID(s):043 12 0 066.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Craft Development LLC, a Tennessee Limited Liability Company**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Justin Mark Richards, an unmarried man**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Re-Subdivision of Lot 20 on the Revised Plan of Myatt-Egan Subdivision Block "A", as of record in Plat Book 5190, Page 428, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.
>
> Being the same property conveyed to Craft Development LLC, a Tennessee Limited Liability Company, by Warranty Deed from Mule Train Farms, a partnership composed of Lonnie Ray Harper and Ernest R. Harper, of record in Instrument No. 20230504-0033211, in the Register's Office of Davidson County, Tennessee, dated May 03, 2023 and recorded on May 04, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **140 Eagan Circle, Madison, TN 37115**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15th day of February, 2024

Craft Development LLC, a Tennessee Limited Liability Company

BY: _____
Jordan Lee
Sole Member

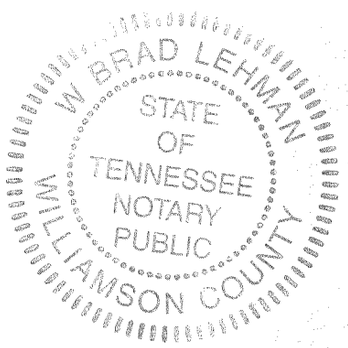
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jordan Lee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sole Member of Craft Development LLC, a Tennessee Limited Liability Company, and that he is authorized by Craft Development LLC, a Tennessee Limited Liability Company to execute this instrument on its behalf as such Sole Member.

Witness my hand and seal at Brentwood, Tennessee, this 15th day of February, 2024.

_____
Notary Public

My Commission Expires: 9/21/2024



True Copy Certification

I, **Tonya Cherry,** 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 this the 15 day of February, 2024.

Affiant Signature

Date 2-15-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024