Karen Johnson Davidson County
Batch# 1106325 DEEDWARR
03/01/2024 07:12:30 AM 5 pgs
Fees: $28.00 Taxes: $1,480.00
20240301-0014105

WARRANTY DEED ***This instrument prepared by:*** Christopher J. Thornton, P.C. 1061 Cresthaven Road Memphis, TN 38119 901-758-2580 Cartus File #3506288 ***Return to:*** Signature Title Services, LLC 1517 Hunt Club Blvd. Gallatin, TN 37066	STATE OF TENNESSEE) COUNTY OF Sumner) The actual consideration or value for this transfer, whichever is greater, is $ 400,000.00. Jennifer Russell Affiant Subscribed and sworn to me, this the 29 day of February, 2024. Notary Public My commission expires: 10/21/2024
Property Address: 2820 Thornton Grove Blvd. Nashville, TN 37207	**Parcel ID:** 050-02-0E-124.00
Property owner: Bryce Allen Spring 2920 Thornton Grove Blvd. Nashville, TN 37207	**Mail tax bills to:** PennyMac Loan Services, LLC 3043 Townsgate Road, Suite 200 Westlake Village, CA 91361

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INDENTURE is made effective the 29th day of February, 2024, by **Tyler James Crow and Ashton Bailey Adams, husband and wife**, First Parties, for the purpose of conveying the premises described herein to **Bryce Allen Spring, unmarried**, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

W I T N E S S E T H:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 124 on the Plan of Final Plat, Thornton Grove PUD, Phase 2A, of record at Instrument No. 20210908-0120324, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to the Grantors by Special Warranty Deed dated January 13, 2023 and recorded at Instrument No. 20230117-0003452, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subdivision Restrictions, Building Lines, Easements and other matters of record including but not limited to those Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded at Instrument No. 20210908-0120324 Restrictions, covenants, condition, reservations and easements for Thornton Grove and Thornton Groe Townhomes (deleting therefrom restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), recorded at Instrument No. 20200608-0058652; First Supplement and Amendment recorded at Instrument No. 20201209-0143747; Second Supplement recorded at Instrument No. 20210924-0128409; Third Supplement recorded at Instrument No. 20220421-0046291; Fourth Supplement recorded at Instrument No. 20220426-0048068; Fifth Supplement recorded at Instrument No. 20221209-0128324 and Amendment recorded at Instrument No. 20230703¬0050616;Declarations of Restrictions and Covenants for Stormwater Facilities and Systems, recorded at Instrument No. 20190812-0080087; Instrument No. 20200917-0106622; Instrument No. 20210212-0020228; Instrument No. 20210429-0057632 and Instrument No. 20230717-0054790;150-ft wide TVA Easement recorded in Book 3068, Page 480; Access, Ingress/Egress and Drainage Easements granted to the State of Tennessee under Eminent Domain, recorded in Book 5992, Page 654; 50-ft wide Roadway Easement granted in Deed Book 1847, Page 522 and as further described in Book 6199, Page 554; Mutual Grant and Declaration of Easements recorded in Book 6199, Page 559; Agreements for Dedication of Easements for Sanitary Sewers and/or Storm Drainage Water Mains recorded at Instrument No. 20150908-0091176 and Instrument No. 20190906-0090115; Charter of Thornton Grove Homeowners Association, Inc. recorded at Instrument No. 20190723-0072220; Any water or well rights, or rights or title to water or claims thereof, in, on or under the land in the Register's Office of Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20_24_, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Tyler James Crow

Tyler James Crow

Ashton Bailey Adams

Ashton Bailey Adams

STATE OF California)
COUNTY OF San Diego)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Tyler James Crow**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in San Diego County, this the 16 day of FEBRUARY, 2024.

NOTARY PUBLIC

My Commission Expires: Dec 13 2026

SEE ATTACHMENT

STATE OF California)
COUNTY OF San Diego)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Ashton Bailey Adams**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in San Diego County, this the 16 day of FEBRUARY, 2024.

NOTARY PUBLIC

My Commission Expires: DEC 13 2026

SEE ATTACHMENT

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On FEBRUARY 16, 2024 before me, Ciara Tiumalu, Notary Public
(insert name and title of the officer)

personally appeared Tyler James Crow, Ashton Bailey Adams
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CIARA TIUMALU
COMM. # 2430733
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Commission Expires: DEC 13, 2026

Signature _____ **(Seal)**

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 2/16/2024 (date of document).

Jennifer Russell
Affiant Signature

2/29/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 29 day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL